

ORDINANCE 2015-CD-BC-G-1067

**AN ORDINANCE REVISING THE FEE AND BOND SCHEDULE
BY AMENDING CHAPTER 4 (FEES AND BONDS)
OF TITLE 10 (BUILDING REGULATIONS) OF THE
VILLAGE CODE OF THE VILLAGE OF OAK BROOK**

WHEREAS, the President and Board of Trustees have determined that it is necessary to increase the current building permit fee schedule in order to defray the Village's increased costs relative to the issuance of building permits and to protect the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK, DU PAGE AND COOK COUNTIES, ILLINOIS, as follows:

Section 1: The foregoing preamble is restated and incorporated herein by reference as though fully set forth herein.

Section 2: Chapter 4 (Fees and Bonds) of Title 10 (Building Regulations) of the Village Code is hereby amended by deleting Chapter 4 in its entirety and substituting the following in lieu thereof:

**CHAPTER 4
FEES AND BONDS**

SECTION 10-4-1: FEE AND BOND SCHEDULE: Before a permit required by this Title is issued, the Director of Community Development shall collect a fee and bond calculated according to the following schedule:

- A. Volume Computation: Volume shall be computed on the exterior dimensions of the building and shall include all space above the lowest level of the foundation wall and to the highest point of the main roof and to include all projections.
- B. Unit of Volume Cost: Figure a fraction larger than one-half (1/2) as a full unit.
- C. Multi-Component Building Permit Fees: The majority of the permits issued by the Village are for new construction (new structures and additions/alterations to existing structures). The permit fee for these activities is calculated to cover the costs associated with the various permit components (i.e., pre-application meetings, application processing, plan review, base fee for the various construction elements, inspections, and issuance of final occupancy). These fee components are listed in the following:

	<u>Fees¹</u>
1. Minimum Permit Fee	\$75.00
2. New Buildings:	
Commercial, Office and Industrial:	2% of Construction Costs*
Residential:	
Base Permit Fee	\$775.00
Plus \$ 6.00 per each additional 1,000 cubic feet	\$ 6.00

		<u>Fees¹</u>
3.	Residential Additions, Repairs and Alterations::	\$ 80.00
	Plus \$ 6.00 per \$1000.00 construction cost	\$ 6.00
	Residential Accessory Structure** (each) (No engineering – No utilities):	\$ 75.00
	Plus fee per square foot**	\$.50
	**Note: Applies to structures that are not listed in Section 10-4-1.D (Flat Fee Permits)	
	Non Residential Accessory Structures** (each):	\$ 115.00
	Plus fee per square foot**	\$.50
	**Note: Applies to structures that are not listed in Section 10-4-1.D (Flat Fee Permits)	
4.	Commercial Additions, Alterations and Repairs:	2% of Construction Costs*
5.	Plumbing Work:	
	Commercial	2% of Construction Costs*
	Residential	
	Base Fee	\$ 75.00
	Plus each fixture	\$ 6.00
	Sewer , Septic System, Storm Sewer, Sump Pump (each)	\$ 75.00
6.	Electrical Work:	
	Commercial Electrical:	2% of Construction Costs*
	Residential Electrical Permit (base fee)	\$ 90.00
	Residential Panel: Per amp	\$.75
	Commercial Panel (per amp)	2% of Construction Costs*
	Commercial Circuits (each)	2% of Construction Costs*
	Commercial openings, (each)	2% of Construction Costs*
	Commercial devices – alarms, strobes, detectors (each)	2% of Construction Costs*
	Commercial Motors (each):	2% of Construction Costs*
	Commercial Appliances (each):	2% of Construction Costs*
	Commercial Low Voltage – Repair/Relocation	2% of Construction Costs*
	Commercial – Temporary installations	\$ 110.00
	Fire Alarm – Commercial – Including Panels and Keltron:	
	Relocate Only (each)	\$175.00
	Plus fee per opening	\$ 6.00
	New or Added Devices	\$ 175.00
	Plus fee per opening	\$ 6.00

Fees¹

Fire Sprinkler – Commercial:		
	Repair/Relocate Only (each)	\$175.00
	Plus fee for Hydro if more than 10	\$ 150.00
	Plus fee per head	\$ 6.00
	New or Added Devices	\$ 175.00
	Plus fee per head	\$ 6.00
	Commercial New Communication/Alarm (signal/low voltage) Systems (each)	\$ 75.00
7.	Driveway, Parking Lot:	
	Commercial	2% of Construction Costs*
	Residential	\$ 100.00
8.	Certificates of Occupancy and Compliance (each)	\$ 60.00
9.	Elevators, Escalators, Dumbwaiters (Commercial)	2% of Construction Costs*
	plus any reinspection fee (each)	\$75.00
	Pit Ladder (includes initial inspection)	\$ 175.00
	Pit Ladder reinspection (each)	\$ 130.00
	Inspection certificate, biannually (each)	\$ 130.00
10.	Mechanical Heating, Cooling, Ventilating including Chimneys:	
	Commercial	2% of Construction Costs*
	Residential, per appliance	\$ 75.00
11.	Canopies, Marquees	2% of Construction Costs*
12.	Tanks, Flammable and Nonflammable:	
	500 gallons or less Base Fee	\$ 110.00
	Over 500 gallons Plus each additional 100 gallons	\$ 6.00
13.	Signs:	
	Per square foot	\$ 5.00
	Minimum	\$ 75.00
14.	Moving Buildings	\$ 400.00
15.	Wrecking Demolition, Shoring, Raisings, Underpinning:	2% of Construction Costs*
16.	Plan and Application Examination and Review:	
	Each, per hour (or portion thereof)	\$ 75.00
	Minimum fee	\$ 75.00

In the event that any outside consulting plan review services are used, the applicant shall reimburse the Village for any fees associated with that service as a prerequisite to the issuance of any permits.

	<u>Fees¹</u>
17. Inspection Fee (each):	\$ 75.00
A fee based on the estimated number of inspections will be assessed prior to permit issuance. Additional inspections will require payment of an additional fee prior to final inspection approval.	
18. Annual Fire Inspection Fee – Non-Residential Occupancy(each):	\$75.00***
A fee assessed for each inspection required to determine compliance with previously cited violations to the Building Codes of the Village. *** For annual Fire inspections, the fee will be assessed for continued non-compliance after the issuance of a 30-day correction notice. For violations that continue 90 days after the first correction notice will be assessed the reinspection plus an additional administrative fee of \$100 for each subsequent inspection.	
19. Cleanup and Street Bond:	
Commercial	\$ 825.00
Residential	\$ 450.00
20. Performance/Completion Bond (each)	\$ 750.00
21. Starting Work Without a Permit (each)	\$ 750.00
22. Occupancy of a Building or Structure Without Final Inspection and/or Issuance of Occupancy Permit (each)	\$750.00
23. Application Fee (required for each permit application)	\$ 50.00
24. Canceled Permits:	\$ 75.00/hour
Once a permit application has been submitted to the Village for review and approval, any staff time devoted to plan review shall be billed to the applicant at a rate of \$75.00/hour if the applicant makes a formal request to cancel the permit application or if applicant fails to obtain the permit within 90 days of approval, including any outside consultant fees.	
25. Fast Track Permit Review – added to permit fee	2% of Construction Costs*
	– Not less than \$75.00
	– Not to exceed \$750.00

*Construction cost is intended to reflect the total prevailing local rates for labor, management, and materials for the entire job.

Construction costs shall reflect – but not be limited to- all costs for demolition, erosion control, construction site protection, excavation, concrete and the provision and installation masonry, structural, mechanical, electrical, plumbing, roof covering, interior/exterior finishes, and any other work on the building or site.

Construction costs shall not include fees paid to other units of government, architectural design fees, engineering design fees, or furniture that is not affixed or electrically connected.

The permit applicant shall provide verification of total construction cost to the building official prior to issuance of the final certificate of occupancy.

The building official shall have the right to reject any verification that is incomplete or construction costs that are less than 90% of those shown by an established current construction cost source for an equivalent project. Established sources shall include- but not be limited to: ICC, R. L Means, Dodge and Hometech. Any such rejection shall be made in writing.

Notes:

Fees¹

1. In addition to the fee, there is also included an application fee, inspection fees, plan review fee, and certificate fee. This does not apply to flat fees or calculated percentage permits, unless noted otherwise.

D. Flat Fee Permits: The following permit types are assessed a flat fee. The majority of these fee types involve smaller structures and improvements that are ancillary to the principal use of the property.

	<u>Fees</u>
26. Residential Permits:	
A. Burglar Alarm (Security System Installation)	\$ 220.00
B. Door Replacement:	\$ 75.00
Plus fee per each opening	\$ 5.00
C. Fences New and Alteration	\$ 130.00
D. Elevator (includes initial inspection)	\$ 250.00
Elevator reinspection, each	\$ 130.00
E. Fire Sprinkler	\$ 250.00
F. Furnace Replacement	\$ 75.00
G. Garage Sale Signs	No Fee
H. Generator	\$ 300.00
I. Hot Water Heater Replacement	\$ 75.00
J. HVAC Replacement	\$ 75.00
K. Lawn Sprinkler (Includes a recording fee)	\$ 260.00
L. Low Voltage	\$ 220.00
M. Mailbox – Permanent Structure (Includes a recording fee)	\$ 135.00
G. Portable Storage Unit (POD)	\$ 50.00
H. Roof – Recoat/Recover/Repair:	
Base Fee	\$ 75.00
Plus 1% Job (Construction Costs*)	
Repairs – under 25% of any roof	No Fee
I. Sheds, Decks, Patios, Outdoor Fireplace, Outdoor Kitchen	\$ 75.00
Base Fee	\$ 75.00
Plus \$.50 per square foot	\$.50
J. Tents (Each)	
Less than 120 square feet and no utilities	No Fee
Less than 120 square feet and utilities	\$ 75.00
Larger than 120 square feet and no utilities	\$ 75.00

		<u>Fees</u>
	Larger than 120 square feet and utilities	\$ 150.00
K.	Trailer (Construction) – Temporary	\$ 155.00
L.	Window Replacement:	\$ 75.00
	Plus fee per each opening	\$ 5.00
27.	Commercial Permits:	
A.	Construction Crane – Base Fee	\$ 110.00
	Plus \$ 50.00 Per Story	\$ 50.00
B.	Office/Construction Trailer – Temporary and no utilities	\$ 155.00
	Plus utilities	\$ 155.00
C.	Roof – Recoat/Recover	2% of Construction Costs*
	Plus reinspection, each	\$ 75.00
D.	Tents – Fees per tent:	
	Larger than 120 square feet and no utilities	\$ 125.00
	Under 120 Square feet and no utilities (utilities extra)	No Fee
	Plus utilities	\$ 75.00
28.	Temporary Signs (each)	
	Per week or portion thereof	\$ 100.00

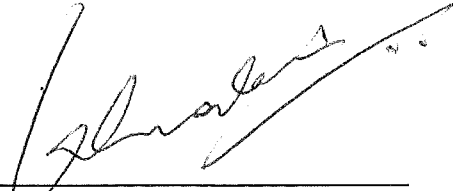
Section 4: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not effect any of the other provisions of this ordinance.

Section 5: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law, but not before January 1, 2016.

[SIGNATURE PAGE FOLLOWS]

APPROVED THIS 24th day of November, 2015.



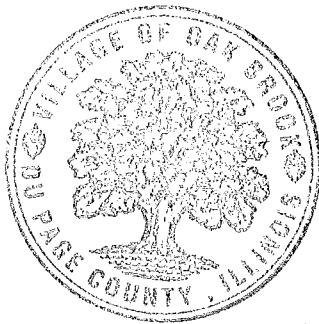
Gopal G. Lalmalani
Village President

PASSED THIS 24th day of November, 2015.

Ayes: Trustees Adler, Baar, Manzo, Tiesenga, Yusuf

Nays: None

Absent: Trustee Moy



ATTEST:



Charlotte K. Pruss
Village Clerk