

Village of Carol Stream

**FEE SCHEDULE
for
DEVELOPMENT SERVICES**



**SCHEDULE E:
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL,
AND MULTIPLE-FAMILY RESIDENTIAL
MISCELLANEOUS CONSTRUCTION**

Community Development Department
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Village of Carol Stream

Fee Schedule For Development Services

Schedule E: Commercial, Industrial, Institutional And Multiple-Family Residential Miscellaneous Construction

NOTES:

1. This document is intended as an informational resource, and the information contained herein is taken from Chapter 6, Article 13 of the Carol Stream Municipal Code (*Fees and Securities For Construction And New Development*). For further information, please refer to that section of the Municipal Code.
2. Questions regarding fees should be directed to the Community Development Department at (630)871-6230 or communitydevelopment@carolstream.org.
3. Questions pertaining specifically to engineering fees should be directed to the Engineering Services Department at (630)871-6220 engineeringervices@carolstream.org.

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Fee Schedule For Development Services

COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND MULTIPLE-FAMILY RESIDENTIAL MISCELLANEOUS CONSTRUCTION

1. **Building Permit Fee (Municipal Code § 6-13-4 and § 6-13-7).** The Building Permit Fee for *Miscellaneous Commercial, Industrial, Institutional and Multiple-Family Residential* construction consists of a Combined Clerical, Plan Review and Inspection Fee as determined in Section 1(a) below, and a Development Services Fee as determined in Section 1(b). In addition to the Building Permit Fee, other fees may be required depending on the nature of the project, such as engineering fees and deposits, consultant and agency fees, and/or water and sewer fees.

The total Building Permit Fee must be paid at the time an application for permit is submitted. Additional fees, if required, must be paid at time of permit issuance.

(a) ***Combined Clerical, Plan Review and Inspection Fee.***

Accessory structure, minor ²	\$200
Construction and sales trailers, temporary	\$200
Conveyor system ¹	\$320 per level
Demolition, major ¹	540
Demolition, minor, nonstructural or emergency ¹	\$120
Driveway (per each) ²	\$120
Electrical, major (includes service upgrade)	\$240
Electrical, minor (includes fixture replacement)	\$160
Elevator – per bank ¹	\$640 per elevator bank
Equipment (includes removal, installation, relocation) ¹	\$180 plus \$20 per additional piece plus \$80 for Special Permit Process
Fence, exterior (includes trash enclosure)	\$200
Fence, interior ¹	\$200
Fire alarm system up to 5,000 sf ¹	\$360
Fire alarm system 5,000 sf and greater ¹	\$240 plus \$0.02 per square foot (\$510 minimum)
Fire pump test ¹	\$200
Fire suppression system ¹	
Carbon dioxide or clean agent system	
Up to 105 pounds	\$340
	\$1.50 per each additional pound
Dry chemical system	\$580 plus fire alarm fees
Sprinkler system (dry, wet, pre-action, etc.)	
Technical submittal	\$100 for initial design area
Standpipe or hydrant	\$160 plus \$25/valve (\$460 minimum)
Up to 10 heads	\$340
11 to 19 heads	\$480
20 to 100 heads (Hydro Test included)	\$780
101 to 200 heads (Hydro Test included)	\$900

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201 to 300 heads (Hydro Test included)	\$1,030
301 to 500 heads (Hydro Test included)	\$1,130
Over 500 heads (Hydro Test included)	\$1,230 plus \$1 each
Flagpole	\$120
Foundation (preliminary work for a principal project) ²	\$480
Furniture panels, with electrical work	\$120
Hood and duct (type 1 w/o suppression) ¹	\$435
Hood and duct (type 1 w/suppression, 15 flow points or less) ¹	\$615
Hood and duct (type 1 w/suppression, 16-29 flow points) ¹	\$650
Hood and duct (type 1 w/suppression, 30 or more flow points) ¹	\$670
Hood Suppression only, 15 flow points or less ¹	\$385
Hood suppression only, 16-29 flow points ¹	\$435
Hood suppression only, 30 or more flow points ¹	\$485
Hood and duct (type 2) ¹	\$385
HVAC equipment, new or replacement (boiler, furnace, heat pump, a/c, etc.) ¹	\$180 plus \$20 per additional unit
HVAC system, new ¹	\$320
Lawn irrigation system	\$160
Low voltage wiring	\$120
Mechanical	\$120
Parking lot maintenance (sealcoating and striping)	\$120
Parking lot patching, overlay, expansion or reconstruction ²	\$120
Parking lot, temporary ²	\$120
Patio, floor, slab, stoop (per each) ²	\$120
Plumbing	\$300
Racking system (does not include sprinkler system) ¹	
Less than 5.75 feet in height	No permit required
5.75 or greater	\$400
Roofing and siding	\$160
Security alarm system	No permit required
Sidewalk ²	\$120
Sign, face change	\$40 plus \$10 per additional sign of the same type
Sign, permanent, no electrical	
Ground	\$120 plus \$20 per additional sign of the same type
Wall	\$80 plus \$20 per additional sign of the same type
Sign, permanent with electrical	
Ground	\$160 plus \$20 per additional sign of the same type
Wall	\$120 plus \$20 per additional sign of the same type
Sign, temporary	\$40 plus \$10 per additional sign of the same type

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Sign, temporary, special event ¹	\$40 plus \$10 per type of sign used
Solar panels, commercial ¹	\$400
Spray booth ¹	\$560 per booth
Stocking and training, temporary 15-day	\$80
Storage tank fuel tank, propane tank	\$180 plus \$20 per additional unit
Structural modification, minor ²	\$200
Swimming pool, commercial or public ^{1,2}	\$740
Tent, temporary ¹	\$200
Utility service connection or repair ^{2,3}	\$200
Window and doors	\$160
Wireless communications dish/antenna/tower ⁴	\$300 plus \$100 per each additional review
Work not listed herein, but similar to one of the above, as directed by the building official	As determined by the building official

¹ Includes Fire Protection Review and Inspection fees. See § 6-13-7(B).

² Engineering fees and/or securities required unless waived by the building official. See § 6-13-9 and §12-3-17.

³ Water and sewer fees required. See § 6-13-8.

(b) **Fees for Additional Reviews.** Review fees are based on up to two review cycles. If additional review is required, and if it is determined by the building official that the need for additional review is a result of no responsiveness to review comments on the part of the permit applicant, then an additional plan review fee in the amount of 25% of the total initial plan review fees shall be charged for each additional review cycle, and payment shall be required at time of resubmittal for review.

(c) **Development Services Fee.** The development services fee for *Miscellaneous Commercial, Industrial, Institutional And Multiple-Family Residential* construction is based on the estimated cost of construction (“building valuation”), as approved by the building official.

(1) The fee is calculated as \$6.70 per \$1,000 of building valuation, with a minimum fee of \$50.

(2) The applicant must provide an estimated building valuation at the time of application for permit. The building valuation must include the total cost of construction materials and labor for the types of work associated with the permit, such as foundation work; structural and nonstructural building components; permanent systems such as electrical, gas, mechanical and plumbing; and interior finish material. The building valuation does not include such items as appliances, decorations, furnishings or non-building-related items.

(3) If, in the opinion of the building official, the building valuation is underestimated on the permit application, the application will not be approved unless the applicant is able to provide detailed information in support of the estimate to meet the approval of the building

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official. In the event of a dispute, the building official will use the latest version of the Building Valuation Data published in the International Code Council's Building Safety Journal or other similar cost-per-square-foot resource to determine the minimum acceptable building valuation. The final building valuation will be set by the building official.

(d) **Fees for Additional Inspections.** Inspection fees for *Miscellaneous Commercial, Industrial, Institutional and Multiple-Family Residential* construction are based on a specified number of inspections for the type of work. The fee for additional inspections is \$80 each, and such payment is required at time of scheduling the inspection.

2. **Consultant Services (Municipal Code § 6-13-6).** The Village's costs of additional consultant services, which may be required, such as legal review, structural engineering review, or other special reviews required by the Community Development Director, are paid for at the billed rate as charged to the Village by the consultant. This does not include customary plan review performed by the Village's building codes consultant. The fee for additional consultant services must be paid at the time of issuance of a permit.

3. **Expedited Review.** Expedited review is offered only for those permits in which the plan review is conducted solely by the Village's building codes consultant. The cost of expedited consultant review consists of the billed rate as charged to the Village by the consultant plus a 10% administrative fee, and is paid at the time of permit application.

4. **Water and Sewer Fees (Municipal Code § 6-13-8).** In the case of an additional connection to the water distribution system or sewer system of the Village, or an increase in the size of an existing connection, water and/or sewer fees will be required. Please refer to §6-13-8 of the Municipal Code.

5. **Engineering Fees and Deposits (Municipal Code § 6-13-9).** Engineering deposits and fees are required for the following types of permit:

- ✓ Construction trailers
- ✓ Driveway, new
- ✓ Foundation
- ✓ Parking Lot Patching, Overlay, Expansion Or Reconstruction
- ✓ Patio, ≥ 5,000 sf
- ✓ Sidewalk
- ✓ Swimming pool, commercial or public
- ✓ Utility service connection

Depending on the nature of the project, engineering deposits and fees may include plan review, inspection, stormwater management permit, land movement permit, excavation or street cut permit, and/or a grading guarantee deposit. Questions regarding engineering fee requirements should be directed to the Engineering Services Department at (630)871-6220.

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(a) **Engineering Plan Review Deposit.** If required by the Engineering Services Department, a \$2,500 deposit is payable at the time of permit application. Plan reviews will not be performed until the deposit has been paid. The plan review deposit amount may be amended by the Village Engineer, but only upon approval of a preliminary probable cost of construction estimate. This deposit will be utilized for payment of the required engineering plan review fee. If the plan review fee exceeds the deposit amount, then the required additional amount will be payable at the time of approval of final engineering plans. If a reimbursement of deposited funds is due the permit applicant, then remittance will be made upon approval of the final estimated probable cost of construction.

(b) **Engineering Plan Review Fee.** If required by the Engineering Services Department, the engineering plan review fee is 1% of the probable cost of construction as estimated by the design engineer and approved by the Village Engineer, **except that the engineering plan review fee for minor parking lot maintenance repairs such as resurfacing or patching is \$175.** The determination of minor repairs is made by the Village Engineer.

(c) **Engineering Inspection Fee.** If required by the Engineering Services Department, the engineering fee for inspections performed during the course of construction is 2% of the design engineer's estimated probable cost of construction as approved by the Village Engineer, **except that the engineering fee for inspections for minor parking lot maintenance repairs such as resurfacing or patching is 1% of the design engineer's estimated probable cost of construction.** **The determination of minor repairs is made by the Village Engineer.** The engineering inspection fee must be paid at the time of approval of final engineering plans.

(d) **Stormwater Management Plan Review and Inspection Fees and Deposit.** If a stormwater management permit is required, the Village's costs of stormwater management plan review and inspections, performed by means of outside consultant services, is paid for at the billed rate as charged to the Village by the consultant. A stormwater management deposit in an amount as determined by the Village Engineer, in accordance with the Village's schedule of stormwater management deposits, plus a non-refundable processing fee of \$120, is be payable at the time of permit application. Plan reviews will not be performed until this stormwater management deposit and processing fee have been paid. The stormwater management deposit will be remitted to the permit applicant only at such time as all Village invoices for consultant services and the processing fee have been paid.

(e) **Land Movement Permit Fee.** The fee for issuance of a permit for any land movement within the jurisdiction of the Village consists of a plan review fee, inspection fee and stormwater management fee as indicated above.

(f) **Excavation or Street Cut Permit Fee.** The fee for issuance of a permit for any street cut or excavation within public right-of-way under the jurisdiction of the Village consists of a plan review fee and inspection fee as indicated above.

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6. Penalty (Municipal Code § 6-13-17). If work is commenced prior to obtaining a required permit, the permit fee will be increased by 50%, with the stipulation that such permit fee increase will be not less than \$150 nor more than \$1500.

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