

Village of Carol Stream

**FEE SCHEDULE
for
DEVELOPMENT SERVICES**



**SCHEDULE D:
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL,
AND MULTIPLE- FAMILY RESIDENTIAL
NEW CONSTRUCTION,
ADDITIONS, ALTERATIONS
AND ACCESSORY STRUCTURES**

Community Development Department
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Village of Carol Stream

Fee Schedule For Development Services

Schedule D: Commercial, Industrial, Institutional, And Multiple-Family Residential New Construction, Additions, Alterations And Accessory Structures

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. The information contained herein applies to the following types of commercial, industrial, institutional and multiple-family residential permits:
 - ✓ Accessory structure, miscellaneous
 - ✓ Building addition
 - ✓ Interior remodeling
 - ✓ New principal building
 - ✓ Restoration
 - ✓ Work not listed herein but similar to one of the above, as directed by the building official
3. Questions regarding fees should be directed to the Community Development Department at (630)871-6230 or communitydevelopment@carolstream.org.
4. Questions pertaining specifically to engineering fees should be directed to the Engineering Services Department at (630)871-6220 engineeringservices@carolstream.org.

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COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND MULTIPLE-FAMILY RESIDENTIAL NEW CONSTRUCTION, ADDITIONS, ALTERATIONS AND ACCESSORY STRUCTURES

1. **Building Permit Fee (Municipal Code § 6-13-4 and § 6-13-7).** The Building Permit Fee for *Commercial, Industrial, Institutional And Multiple-Family Residential New Construction, Additions, Alterations And Accessory Structures* consists of a Clerical Fee, Plan Review Fees, a Development Services Fee and Inspection Fees. 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, fire prevention fees, water and sewer fees, and annexation fees.

The Plan Review and Clerical Fees must be paid at the time an application for permit is submitted. The Development Services Fee and Inspection Fees must be paid at the time of issuance of a permit.

(a) *Clerical Fee.* \$160.00

Volume of Building or Work Area (cubic ft.)	Table 6-13-4(A)(1) Commercial, Industrial, Institutional and Multiple-Family Residential Plan Review Fees Type D – New Construction, Additions, Alterations and Accessory Structures						Fire Prevention Plan Review Fees		
	Building	Zoning	Plumbing	Mechanical	Electrical	Energy	Fire Code	High Hazard	NFPA
Up to 60,000	\$380	\$80	\$115	\$115	\$190	\$220	\$220	\$570	\$320
60,001 to 80,000	\$470	\$80	\$118	\$118	\$235	\$235	\$235	\$705	\$320
80,001 to 100,000	\$600	\$80	\$150	\$150	\$300	\$300	\$300	\$900	\$320
100,001 to 150,000	\$690	\$80	\$173	\$173	345	\$345	\$345	\$1,035	\$320
150,001 to 200,000	\$780	\$80	\$195	\$195	\$390	\$390	\$390	\$1,170	\$320

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Over 200,000	\$910 plus \$10 per each additi- onal 10,000 c.f.	\$80	25% of Building Fee	25% of Building Fee	50% of Building Fee	50% of Building Fee	50% of Building Fee	150% of Building Fee	25% of Building Fee (Min. \$320)
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(b) **Plan Review Fees.** Plan review fees for *Commercial, Industrial, Institutional And Multiple-Family Residential New Construction, Additions, Alterations And Accessory Structures* are given in Table 1, and are based on the volume of the building or work area and the disciplines involved in the review. Review fees are based on up to two review cycles. If additional review is required as 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 will be charged for each additional review cycle, and payment will be required at time of resubmittal for review.

(c) **Development Services Fee.** The development services fee for *Commercial, Industrial, Institutional And Multiple-Family Residential New Construction, Additions, Alterations And Accessory Structures* 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 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) **Inspection fees.** Inspection fees for *Commercial, Industrial, Institutional And Multiple-Family Residential New Construction, Additions, Alterations And Accessory Structures* are given in Table 2, based on the volume of the building or work area and the types of inspections required. Inspection fees are based on a specified number of inspections within each applicable

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inspection discipline. The fee for additional inspections is \$80 each, and such payment is required at time of scheduling the inspection.

Volume of Building or Work Area (cubic ft.)	Table 6-13-4(A)(2) Commercial, Industrial, Institutional and Multiple-Family Residential Inspection Fees Type D – New Construction, Additions, Alterations and Accessory Structures							Table 6-13-7(A)(2) Fire Prevention Inspection Fees	
	Building	Zoning	Plumbing	Mechanical	Electrical	Energy	Occupancy	Fire Code	High Hazard
Up to 60,000	\$420	\$80	\$240	\$100	\$180	\$100	\$80	\$160	\$80
60,001 to 80,000	\$525	\$100	\$300	\$125	\$225	\$125	\$100	\$200	\$100
80,001 to 100,000	\$630	\$120	\$360	\$150	\$270	\$150	\$120	\$240	\$120
100,001 to 150,000	\$735	\$140	\$420	\$175	\$315	\$175	\$140	\$280	\$140
150,001 to 200,000	\$840	\$160	\$480	\$200	\$360	\$200	\$160	\$320	\$160
Over 200,000	\$945	\$180	\$540	\$225	\$405	\$225	\$180	\$360	\$180

2. **Miscellaneous Construction (Municipal Code § 6-13-4(B)).** If the scope of work includes work of the types listed in § 6-13-4(B), *Miscellaneous Commercial Industrial, Institutional And Multiple-Family Residential*, and such work is not, in the judgment of the building official, a customary and ancillary part of the construction, then the fees for such work will be required in addition to the fees given herein. The Miscellaneous Construction Fees must be paid at the time an application for permit is submitted.

3. **Consultant and Agency Fees (Municipal Code § 6-13-6).** Other fees associated with *Commercial, Industrial, Institutional And Multiple-Family Residential New Construction, Additions, Alterations And Accessory Structures* include fees for consultant services, document recording fees and DuPage County impact fees.

(a) ***Consultant Services.*** 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.

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(b) **Recording Fees.** Fees incurred by the Village for the recording of documents with DuPage County by the Village Clerk must be reimbursed by the applicant at a cost of 100% of the actual recording cost.

(c) **DuPage County Impact Fees.** It is the responsibility of the permit applicant to comply with the requirements of the DuPage County Fair Share Road Improvement Impact Fee Program. Evidence of such compliance is required prior to issuance of a building permit.

(d) **Other Agency Fees.** It is the responsibility of the permit applicant to comply with the requirements of all applicable regulatory agencies. Evidence of such compliance, where required, must be provided by the applicant prior to issuance of a building permit.

4. **Water and Sewer Fees (Municipal Code § 6-13-8).** Permit fees for connection to the water distribution system and sewer system of the Village must be paid at the time of issuance of a permit.

(a) **Water Meter Fee.** The Water Meter Fee is based on the current cost to the Village of the water meter, as determined by the Director of Public Works and given on the current schedule of costs produced by the Public Works Department.

(b) **Water Connection Tap-on Fee.** The potable water connection Tap-On Fee is based upon the size of each service connection tap made into the water system, as follows:

<u>Size Of Tap</u>	<u>Tap-On Fee*</u>
¾"	\$150
1"	\$200
1½"	\$250
2"	\$300
3"	\$600
4"	\$1,000
6"	\$1,500
8"	\$2,000
10"	\$2,500

* In the event any building or premises contains more than one dwelling or commercial unit, an additional fee of \$150 per each additional unit is required.

(c) **Water Connection Tap-on Fee, Fire Suppression.** The fire suppression water connection Tap-On Fee is based upon the size of each service connection tap made into the water system, as follows:

<u>Size Of Tap</u>	<u>Tap-On Fee</u>
¾"	\$50
1"	\$50
1½"	\$50
2"	\$50

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3"	\$60
4"	\$100
6"	\$150
8"	\$200
10"	\$250

(d) **Water Connection Tap-on Fee, Combined System.** If a connection to the water system will be of a size sufficient to provide potable water to the facility as well as water for a fire suppression system, the water connection Tap-On Fee will be based upon the size of the water tap made into the water system, as given in Item 4b above.

(e) **Sanitary Sewer Connection Tap-on Fee.** The sanitary sewer connection Tap-On Fee is based upon the size of each separate service connection tap made into the sanitary sewer system, as follows:

<u>Size Of Tap</u>	<u>Tap-On Fee*</u>
6"	\$200
8"	\$700
10"	\$1,200
12"	\$1,800
15"	\$2,500

* In the event any building or premises contains more than one dwelling or commercial unit, an additional fee of \$150 per each additional unit is required.

(f) **Water and Sewer Expansion Connection Fee.** The Water And Sewer Expansion Connection Fee for commercial, industrial and institutional users is \$865 per 100 gallons of estimated average daily water consumption, with a minimum fee of \$865. The estimate must be submitted by the party in responsible charge of the design and approved by the building official or his or her designee. The Water And Sewer Expansion Connection Fee for a connection only to the Village water system is 28% of the Water And Sewer Expansion Connection Fee otherwise applicable for water and sewer connection. The fee for a connection only to the Village sanitary sewer system is 72% of the Water and Sewer Expansion Connection Fee.

(g) **Insurance and Performance Bond Requirements.** No permit for a water or sewer connection will be issued unless the permit applicant has first procured public liability insurance meeting the requirements of § 13-2-7 of the Municipal Code, and has filed with the Village a performance bond meeting the requirements of § 13-2-8 of the Municipal Code.

5. Engineering Fees and Deposits (Municipal Code § 6-13-9 and § 12-3-17).

Engineering deposits and fees are required for the following types of permit:

- ✓ Accessory structure, miscellaneous
- ✓ Building addition
- ✓ Demolition, major or structural
- ✓ New principal building

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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, grading guarantee deposit, a security for subdivision improvements, and/or a public improvement preservation bond. Questions regarding engineering fee requirements should be directed to the Engineering Services Department at (630)871-6220.

(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 based on the design engineer's estimated probable cost of construction as approved by the Village Engineer.

- (1) **Subdivision Improvement Plans.** The plan review fee is ½% of the estimated probable cost of construction.
- (2) **All Other Improvement Plans.** The plan review fee is 1% of the estimated probable cost of construction.

(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. 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, must be paid 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.

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(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.

(g) **Public Improvement Preservation Bond.** A bond or other security is required for projects which have the potential to damage public improvements, such as pipes, drainage structures, pavement, curbs, gutters, street lights, fire hydrants or other public improvements appurtenant to any street, road, highway or easement. The amount of the bond is determined by the Village Engineer. The form of the public improvement preservation bond must be as approved by the Village Attorney.

6. Occupancy Variance, Performance Guarantee Deposits and Temporary Certificate of Occupancy (Municipal Code § 6-13-10).

(a) **Occupancy Variance and Performance Guarantee Deposit.** A variance from the requirements for occupancy or a temporary postponement of the requirements for completion of landscaping or landscape appurtenances may be granted by the building official, or designee, in light of an inability of the builder to complete such requirements due to inclement weather or upon other good cause shown as being beyond the control of the builder. For information regarding the occupancy variance deposit and performance guarantee deposit, see §6-13-10 of the Municipal Code.

(b) **Temporary Certificate of Occupancy.** A Temporary Certificate of Occupancy may be granted by the building official, to allow occupancy of all or a portion of a building provided certain requirements are satisfied, but when all of the requirements that would allow for the issuance of a full Certificate of Occupancy have not been satisfied. A Temporary Certificate of Occupancy shall not be issued when there are incomplete health or life safety code requirements in the space for which temporary occupancy is being requested. In making a request for a Temporary Certificate of Occupancy, the permit applicant shall submit the following:

- (1) The clerical fee in the amount of \$80 for One- and Two-Family Residential Construction Permits.
- (2) Payment in the amount of \$160 for Commercial, Industrial, Institutional, and Multi-Family Residential Construction Permits.

7. **Elevator Inspection Fees.** The authority to regulate and inspect elevators lies within the jurisdiction of the Office of the State Fire Marshal. The Village imposes no fee for elevator inspection.

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