

Village of Carol Stream

FEE SCHEDULE for DEVELOPMENT SERVICES



SCHEDULE B: 1 & 2 – FAMILY RESIDENTIAL ADDITIONS, ALTERATIONS AND ACCESSORY STRUCTURES

Community Development Department
(630) 871-6230
communitydevelopment@carolstream.org

Village of Carol Stream
Fee Schedule For Development Services
Schedule B: 1&2-Family Residential
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 one- and two-family residential permits:
 - ✓ Garage, attached
 - ✓ Garage, detached
 - ✓ Porch
 - ✓ Remodel (includes finished basement)
 - ✓ Restoration
 - ✓ Room addition
 - ✓ Seasonal room
 - ✓ 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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Village of Carol Stream
Fee Schedule For Development Services

**ONE- AND TWO-FAMILY RESIDENTIAL
 ADDITIONS, ALTERATIONS
 AND ACCESSORY STRUCTURES**

1. Building Permit Fee (Municipal Code § 6-13-3). The Building Permit Fee for *1&2-Family Residential Additions, Alterations And Accessory Structures* consists of a Clerical Fee, a Plan Review Fee, 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 consultant and agency fees, or water and sewer 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.** \$80.00

(b) **Plan Review Fees.** Plan review fees for *1&2-Family Residential Additions, Alterations And Accessory Structures* are given in Table 1, and are based on the size of the structure 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.

Size of Structure or Work Area, incl. basement (sq. ft.)	Table 1: 1&2-Family Residential Plan Review Fees Additions, Alterations And Accessory Structures (cost per square foot or minimum fee)					
	Building	Zoning	Plumbing	Mechanical	Electrical	Energy
Up to 400	\$80	\$20	\$20	\$20	\$40	\$40
Over 400	\$0.20/sf	\$0.05/sf	\$0.05/sf	\$0.05/sf	\$0.10/sf	\$0.10/sf

(c) **Development Services Fee.** The development services fee for *1&2-Family Residential 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.

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(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 *1&2-Family Residential Additions, Alterations and Accessory Structures* are given in Table 2, based on the size of the structure or work area and the types of inspections required. Inspection fees are based on a specified number of inspections within each applicable inspection discipline. The fee for additional inspections is \$80 each, and such payment is required at time of scheduling the inspection.

Size of Structure or Work Area, incl. basement (sq. ft.)	Table 2: 1&2-Family Residential Inspection Fees Additions, Alterations And Accessory Structures (cost per square foot or minimum fee)						
	Building	Zoning	Plumbing	Mechanical	Electrical	Energy	Occupancy
Up to 400	\$80	\$40	\$90	\$20	\$40	\$40	\$40
Over 400	\$0.20/sf	\$0.10/sf	\$0.23/sf	\$0.05/sf	\$0.10/sf	\$0.10/sf	\$0.10/sf

2. Public Improvement Preservation Bond (Municipal Code § 12-3-17). A public improvement preservation bond guaranteeing the repair or replacement of public improvements which are damaged or destroyed during the course of construction is required for the permitting of a garage (attached or detached), porch, room addition, seasonal room or similar work. Questions should be directed to the Engineering Services Department at (630)871-6220.

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3. Consultant and Agency Fees (Municipal Code § 6-13-6). Other fees associated with *1&2-Family Residential New Construction* 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.

(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.

3. 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 are required. Please refer to §6-13-8 of the Municipal Code.

4. 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.