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AN ORDINANCE AMENDING TITLE 5, CHAPTER 2 OF THE VILLAGE CODE OF THE VILLAGE OF ORLAND PARK RELATING TO BUILDING PERMITS AND FEES

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WHEREAS, the Village of Orland Park is authorized by law to adopt codes by reference pursuant to Illinois Municipal Code, 65 ILCS 5/1-3-2; and

WHEREAS, from time to time the Village determines that further changes are necessary to the text of the Village's adopted Building Code, said changes relating to building permit and review fees; and

WHEREAS, the Village has determined that the amendments set out below are in the best interests of the Village and its residents and will enhance the public safety and welfare.

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

Section 5-2-5-2 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-5-2 and to substitute the following as new text for Section 5-2-5-2:

5-2-5-2: FINAL PLAN REVIEW FEES SHALL BE AS FOLLOWS:

- a. New Single Family Residence: \$ 420.00
- b. New Single Family Residential energy reviews required per Illinois Code: \$ 75.00
- c. Single Family Additions and remodeling, when adding less than 50% to the floor area of the residence: \$ 150.00
- d. Single Family Addition energy reviews per state of Illinois Code: \$75.00
- e. Commercial construction, including remodeling for a new and existing tenant. (see note):

Insert Exhibit A

Note:

Assembly, Institutional and Mall building reviews are 1.5 times the base fee schedule. Electrical, Plumbing, Mechanical, Energy, Accessibility, Health and Fire Code (Table f.) review fees (when required) are each 30% of a building plan review fee but not less than \$30.00 each.

- f. Fire Sprinkler Plan Review Fee:

Insert Exhibit B

- f1. Fire Alarm Plan Review Fee:

Insert Exhibit C

f2. Kitchen Hood, Duct and Suppression Plan Review Fee: \$200.00 per system or 12' of hood length

f3. High Piled Rack Storage with a product height over twelve feet (12') Plan Review Fee: \$200.00

f4. Hazardous Materials Plan Review Fee: \$200.00

f4.1 Hazardous material Inspection Fee: \$90.00

f5. Miscellaneous Fire Plan Review Fee: (Includes Spray Booths and Clean Agent Systems): \$200.00

f6. Field Inspections, Maintenance and Acceptance Testing of Fire protection Systems shall be by the appropriate Fire Protection District.

f7. LP-gas containers awaiting use or resale Plan Review Fee: \$90.00

f7.1 LP-gas containers awaiting use or resale Inspection fee: \$90.00

f7.2 Annual permit required for LP-gas containers use or resale: \$90.00

SECTION 2

Section 5-2-5-3 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-5-3 and to substitute the following as new text for Section 5-2-5-3:

5-2-5-3: RE-REVIEW FEES:

Re-review fees after the second review are based on \$60.00 for residential 1 & 2 family reviews per hour or fractions thereof for. Commercial re-review fees after the second review are based on \$90.00.

SECTION 3

Section 5-2-6 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-6 and to substitute the following as new text for Section 5-2-6:

5-2-6: ZONING PERMIT FEES:

A fee of \$75.00 to verify zoning compliance shall be required for (1) all residential new construction; (2) all non-residential new construction, alteration or repair of existing buildings, change of use or occupancy; and (3) any change of use from residential to commercial.

SECTION 4

Section 5-2-7-1 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-7-1 and to substitute the following as new text for Section 5-2-7-1:

5-2-7-1: FIXED FEE PERMITS (small improvements):

For installation of an approved rain detection device on an existing lawn sprinkler system without such a device, a permit must be obtained, but there shall be no permit fee. For miscellaneous construction as listed below, the fee shall \$75.00 or as listed.

Insert Exhibit D

SECTION 5

Section 5-2-7-3 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-7-3 and to substitute the following as new text for Section 5-2-7-3:

5-2-7-3: BUILDING INSPECTION FEES FOR CONSTRUCTION, ADDITIONS AND ALTERATIONS OF RESIDENTIAL OR COMMERCIAL BUILDINGS OR STRUCTURES:

For the construction, erection or installation of any new residential or commercial building or structure, including additions to existing residential buildings and all commercial expansion, remodeling for a change of use or tenant, the permit fee shall be \$3.25 per 100 cubic feet but not less than \$90.00.

SECTION 6

Section 5-2-7-4 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-7-4 and to substitute the following as new text for Section 5-2-7-4:

5-2-7-4: STATE OF ILLINOIS MANDATED CODE INSPECTION FEES:

1. Energy Conservation Code Required Inspections as of 1/28/2010:

a. Building exterior envelope insulation: \$200.00

Includes: Basement, Slabs, Crawl, Exterior Walls, Ceilings, Attics and verify certificate at electrical panel at final.

b. Windows/Glazing, Door openings u-factors: \$ 75.00

Units to be labeled and inspected for adequate seals.

c. Air Leakage: \$200.00

Includes: exterior barriers, films or solid material, caulking, gaskets, weather-stripping for doors, windows, utility penetrations, Knee walls, wall above garages, tubs and showers, attic openings, rim joist, sill plates, fireplaces, combustion air, recessed lighting, plumbing and electric penetrations, duct joints and seams sealant, ductwork testing etc.

d. Mechanical, Plumbing and Electrical Equipment: \$200.00

Heating and cooling equipment, sizing and efficiency, heat pump controls, duct insulation, piping insulation, intake and exhaust automatic gravity dampers, programmable thermostat, snow melt controls, electrical fixtures and high-efficiency lamps.

e. Pools and Equipment: \$ 75.00

Pool heaters, time switches, pool covers.

f. An approved 3rd party inspection agency may be required or allowed to perform required energy and air leakage inspections as determined by the Building Official. Required inspections shall be paid by the permit applicant, building or land owner. A service agreement is required before permit issuance.

g. Fees may be adjusted due to building size and amount of inspections required.

2. Illinois Accessibility Code Public Act 84-948 (410 ILCS 25/) Environmental Barriers Act.

Commercial Buildings

Common Shell Areas and site: \$ 125.00

Tenant Spaces: \$ 125.00 each

Residential Multi-Family Buildings

Common Shell Areas: \$ 125.00

20% of the Residential Units: \$ 125.00 each

SECTION 7

Section 5-2-7-6 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-7-6 and to substitute the following as new text for Section 5-2-7-6:

5-2-7-6: ELECTRICAL INSPECTION FEES:

a. For the inspection of electrical work in a single-family home or townhome, the fees shall be:

For each circuit, regardless of amperes: \$10.00

For each service, regardless of size: \$110.00

b. For all uses other than single-family homes and townhomes, the fees shall be:

1. Circuits

For each normal 15 and 20 ampere two wire circuit:

1 to 75 circuits: \$15.00 each

76 or more circuits: \$10.00 each

For each 30 or more ampere circuit: \$18.00 each

2. Services

100 AMP: \$110.00 1200 AMP: \$200.00

200 AMP: \$120.00 1600 AMP: \$250.00

400 AMP: \$135.00 2000 AMP: \$275.00

600 AMP: \$150.00 3000 AMP: \$400.00

800 AMP: \$170.00 4000 AMP: \$520.00

c. Low Voltage Outlets: \$1.50 per line

d. Electrical testing for "Supervising Electrician": \$250.00

e. A minimum electric permit fee shall be: \$ 90.00

SECTION 8

Section 5-2-7-7 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-7-7 and to substitute the following as new text for Section 5-2-7-7:

5-2-7-7: PLUMBING INSPECTION FEES:

For all buildings or structures the fees shall be \$25.00 per fixture. (Individual plumbing fixtures shall include but not be limited to bathtubs, lavatories, drinking fountains, showers, sinks, water heaters, laundry tubs, floor drains, sump pumps, backflow preventers, etc.) A minimum plumbing permit fee shall be \$180.00.

Sewer Repair and Replacement Permits: All sewer repair and replacement for existing building, both within the building and between the building and the Village main sewer, shall have a minimum permit inspection fee of \$175.00 each. This fee would allow for two inspections. Where more than two inspections are required, fees as set out in 5-2-7-5 for re-inspections, shall be charged and collected.

SECTION 9

Section 5-2-7-8 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-7-8 and to substitute the following as new text for Section 5-2-7-8:

5-2-7-8: MECHANICAL INSPECTION FEES:

All buildings or structures which include mechanical equipment installation or alteration shall be charged a mechanical permit fee as follows:

Insert Exhibit E

SECTION 10

Section 5-2-7-9 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-7-9 and to substitute the following as new text for Section 5-2-7-9:

5-2-7-9: HEALTH INSPECTION FEES:

Minimum Health inspection fees shall be charged when a building permit is required for construction within a food service use, including temporary uses, and whenever an inspection is called for under Section 7-3-2 of this Code. Health inspection fees are in addition to other permit and inspection fees required.

(a) The fee for required new business health inspections shall be \$350.00. This fee is based on preliminary consultations and the required health inspections prior to occupancy, not including the re-inspections noted in item (b), below. Additional fees may apply depending on the volume of work involved with a permit.

(b) In the event an establishment fails to complete all corrections required by initial and re-inspections, additional fees will be assessed and a date for completion established. If the establishment has completed all corrections by that re-inspection, no additional fee will be charged. In the event that further re-inspections are required, charges will be assessed as follows: This applies to any required inspection(s).

Second re-inspection: \$200

Third re-inspection: \$300

Fourth re-inspection: \$400

Fifth and higher re-inspection: \$500

(c) When a restaurant or mercantile food establishment is placed on an increased inspection schedule, each inspection so scheduled shall be billed at \$115.00. If any such scheduled inspections require re-inspections, they shall be billed as identified in (b) above.

SECTION 11

Section 5-2-7-10 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-7-10 and to substitute the following as new text for Section 5-2-7-10:

5-2-7-10: MISCELLANEOUS FEES:

a. Construction Water Fee: for the use of water when water is connected during construction:

Residential: \$50.00

Commercial: \$ 75.00

b. Demolition Permit Fee: for the demolition or removal of a building or structure or a part thereof:

Residential: \$90.00

Non-Residential: \$90.00

An additional ninety dollar (\$90.00) fee shall be charged for each Plumbing, Mechanical and Electrical inspection required for:

1. Gas, Sewer and water service piping disconnection with capping at approved location.
2. To verify the removal of live electrical service wires from the supplying transformers.
3. Interior commercial demolition shall be two hundred dollars (\$200.00) for each permit.

c. Elevators, Escalators and Dumbwaiters Fees:

1. A review of Shop Drawing plans and specifications for each new elevator, escalator, dumbwaiter or similar device shall be one hundred and fifty dollars (\$150.00) per device.
 - a. Review of Architectural Drawings when required one hundred and fifty dollars (\$150.00)
 2. The inspection of each new device shall be one hundred and ten dollars (\$110.00).
 3. Semi-annual and/or any re-inspection of a device shall be fifty-five dollars (\$55.00).
 4. Required pressure test witnessing fees by a qualified elevator inspector shall be not less than the contracted inspection agreement with the Village.
 5. Certificates of Compliance when required are included as part of inspection fees.
 6. Other inspection services not listed in this subsection shall be charged the rate as noted in item "n" of this subsection.
 7. If the fees specified above are not paid within thirty (30) days of the Village issuance of an invoice for the services performed, a late fee of seventy-five dollars (\$75.00) shall be added to the amount due. If the fees are not paid within forty-five (45) days of issuance of the invoice, a late fee of one hundred twenty-five dollars (\$125.00) shall be added.

d. Driveways other than Single-Family Residential:

This fee includes the installation of paving bricks when allowed.

1. The fee for a non-residential driveway permit shall be ninety dollars (\$90.00) per curb cut. When a driveway(s) serves parking for garage spaces within a building an additional fee of twenty-five (\$25.00) per 1000 square feet of garage area shall apply.
2. The permit for new private driveways for multi-family residential units, condominiums, and townhome-type complexes shall be a minimum of ninety dollars (\$90.00). When a driveway serves more than three (3) parking spaces within a building (garage), an additional twenty dollars (\$20.00) shall be charged for each space.

e. Water Tests and Auxiliary Taps:

e-1. Fire Hydrant Flow Testing Fees:

A base fee of two hundred dollars (\$200.00) for fire hydrant flow testing shall be charged of each applicant for a building permit for construction, expansion or major remodeling of a building of 8,000 sq. ft. or larger. This fee shall cover a total of three (3) tests per corporate, commercial, industrial or residential location. Additional tests at the location will warrant additional fees of fifty dollars (\$50.00) per test. The fees shall be the same whether the Village, the Fire Protection District or the property owner/manager requests the test.

e-2. Fire Pump Flow Testing Fees:

A fee of seventy-five dollars (\$75.00) per hook-up nozzle shall be charged for flow testing at locations with interior fire pumping systems. The fee shall be the same whether the Village, the Fire Protection District or the property owner/manager requests the test.

e-3. Water Taps From an Existing Water Line to Supply Auxiliary System Uses (Includes lawn sprinkler systems, ornamental fountains. Backflow prevention required.)

A fee of ninety dollars (\$90.00) per inspected water supply line.

Note: Water lines to be taken from retention or detention ponds for the supply of lawn sprinkler systems (or similar uses) must obtain a permit from the Public Works Department before installation.

f. Opening or Excavating a Village Street:

- o Opening in street or alley constructed of asphalt surfacing or concrete and having curb and gutter: \$500.00 deposit
- o Opening in street or alley constructed of asphalt surfacing or concrete and not having curb and gutter: \$500.00 deposit
- o For tunneling a street or alley: \$500.00 deposit
- o Inspection fees in each instance shall be: \$25.00.

In the event more than one inspection shall be necessary to assure compliance, each inspection shall be twenty-five dollars (\$25.00). Inspection fees shall be deducted from the five hundred dollar (\$500.00) deposit required above or as otherwise approved by the Village.

g. Satellite Dish Permit Fee:

The application, review and inspection fees shall be as follows:

1. Building Permit: \$90.00
2. Electrical Permit: \$40.00

h. Sidewalk Construction Permit Fees:

This fee may include the installation of paving bricks where allowed.

The application, review and inspection fees shall be as follows:

1. New construction, private: \$90.00
2. Replace existing private or public: \$75.00

i. Sign Permit Fees:

New wall signs and ground-mounted signs shall be nine dollars (\$9.00) per lineal foot (measuring the perimeter) but not less than ninety dollars (\$90.00).

1. Temporary signs and pennants, per event, shall be forty dollars (\$40.00) (not subject to sixty dollar (\$60.00) minimum)

j. Storage Tanks - Gas, Oil, Etc. Fees:

Every tank installation shall be sixty dollars (\$60.00) per tank, sixty dollars (\$60.00) minimum per inspection regardless of size. State Fire Marshall Permit and Orland Fire Protection District Permit or proof thereof is required to be submitted prior to issuance of Building Permit.

k. In-Ground Swimming Pools - Permit Fees: At the time of application, the applicant shall pay the following:

1 Plan Review: \$ 90.00

2 Building Inspection: \$75.00

3 Electrical Inspection: \$90.00

4 Plumbing Inspection: \$75.00

5 Zoning Permit: \$75.00

l. Grading Permit Fees:

For work involving the addition, removal or relocation of more than 1 cubic yard of soil, the permit fee shall be thirty dollars (\$30.00) plus other fees as required for engineering review.

m. Event, Tent/Canopy or Carnival Permit Fees:

A ninety dollars (\$90.00) inspection fee shall be charged for each type of inspection performed by the Village. Health, Electrical, Plumbing, Mechanical and/or Fire inspection fees shall also be paid as shown in this or other Village ordinances.

n. Special Inspection and Services Performed:

Any persons requesting special or non-emergency services performed by the Village during or after normal business hours, including inspection, evaluation and/or a review shall pay fees as shown below:

1. A two hundred dollar (\$200.00) two (2) hour minimum fee plus ninety dollars (\$90.00) for each additional hour or portion thereof for each type of inspection service. The fee may include the additional time needed for consulting and recording of operations performed. Fees are based on all costs involved to the Village including an overtime wage rate for staff employee(s).

2. Independent services that are performed by other than Village personnel shall be paid for by the person(s) requesting such service(s). In addition to the independent service fee, the Village shall collect an additional 10% of that special service fee for the village's administrative review, management and record keeping operations.

o. Antennas:

1. Structure Building Permit: \$ 90.00

2. The application for each separate reception device on an antenna shall be: \$40.00

3. Electrical Permit: \$40.00 per receptor

p. Commercial and multi-family asphalt or concrete paved parking lots including re-stripping

i. Projects \$90,000 or less min. fee: \$180.00

ii. Projects exceeding \$90,000: \$.002.00 / \$1.00 construction cost not to exceed \$500.00.

q. Commercial replaced flat roof structures including insulation replacement

i. Projects \$90,000 or less min. fee: \$180.00

ii. Projects exceeding \$90,000: \$.002.00 / \$1.00 construction cost not to exceed \$500.00.

Replacement or partial replace of room insulation: \$90.00

Note: Cost of construction shall be based on signed proposal or subject to latest edition of comparable cost index.

SECTION 12

Section 5-2-8-2 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-8-2 and to substitute the following as new text for Section 5-2-8-2:

5-2-8-2: SEWER FEES:

Sewer fees will be charged when a water tap fee is not included.

- a. Each sewer tap shall be two hundred dollars (\$200.00)
- b. Inspection for each tap shall be fifty dollars (\$50.00)

SECTION 13

Section 5-2-9 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-9 and to substitute the following as new text for Section 5-2-9:

5-2-9: CERTIFICATE OF OCCUPANCY FEES:

The fee for the processing and issuing of the Certificate of Occupancy or duplicate thereof shall be as follows:

- 1 Single Family Residence - Certificate of Occupancy: \$75.00
- 2 Single Family Residence Addition - Certificate of Occupancy: \$ 30.00
- 3 Multiple Family Apartments and Condo's - Certificate of Occupancy: \$40.00 per unit
- 4 Commercial with Construction - Certificate of Occupancy: \$200.00
- 5 Commercial with no Construction - Certificate of Occupancy: \$200.00
- 6 Certificate of completion (projects still occupied during construction): \$125.00
- 7 Commercial Food Service Establishment - Certificate of Occupancy (Additional Fee): \$50.00

SECTION 14

Section 5-2-12 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-12 and to substitute the following as new text for Section 5-2-12:

5-2-12: TERMINATION OF PERMITS:

Every permit issued hereunder shall expire six (6) months after its date unless work has been commenced under it within said six (6) month time period, and may be revoked or canceled by the Building Director, on notice, at any time after abandonment or discontinuance of the work for a continuous period of six (6) months. If a permit expires before any work is done, all fees and deposits made in connection therewith shall be returned, less a service fee of fifty dollars (\$50.00) which shall be retained by the Village in addition to any charges received for plan

reviews performed. If a permit is terminated because of abandonment after work has commenced, the permittee shall restore the site to its condition prior to the beginning of the work, and if he fails to do so within a reasonable time, the Village may so restore the site at the permittee's expense and any representative of the Village may enter upon the real estate for that purpose. In such case, the Village shall reimburse itself, for any expenses incurred, from the amount received for fees and deposits on issuance of the permit, and the balance, if any, shall be returned to the permittee, less a service charge of two-hundred dollars (\$200.00) which shall be retained by the Village. If the expense incurred by the Village is more than the fees deposited, the permittee shall pay the excess to the Village on demand.

SECTION 15

Section 5-2-13 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-13 and to substitute the following as new text for Section 5-2-13:

5-2-13: RENEWAL OF PERMITS:

A permit which has expired or has been revoked or canceled may be renewed, if the work thereby authorized is permitted by ordinances in force at the time of renewal, upon filing an application for such renewal and upon the payment of all amounts remaining due for fees and deposits upon the original permit, and a renewal fee of two-hundred dollars (\$200.00)

SECTION 16

Section 5-2-14 of the Village Code of the Village of Orland Park is hereby amended to delete in its entirety the text of Section 5-2-14 and to substitute the following as new text for Section 5-2-14:

5-2-14: WORK BEGUN WITHOUT A PERMIT:

When work has begun or is completed without a permit having been obtained, the fee for required inspections and plan reviews shall be doubled for the first one thousand dollars (\$1,000.00) of the basic building permit fee. Any permit with basic fees of over one thousand dollars (\$1,000.00) shall be charged an additional thirty-five percent (35%) of the remaining portion of basic permit fees above one thousand dollars (\$1,000.00). (See Building Code Sec. 117.1.1)

See Village Code Title 5 Chapter 1 for references to violations and penalties, which may be applicable due to code updates.

Additionally, residential permits issued over the counter (without plans) for work has begun or is completed without a permit having been obtained, shall have additional fees of the following:

1. Owner filed permits: \$150.00 + standard permit fees.
2. Contractor performed work permits: \$750.00 + standard permit fees.

Note: Penalty fees shall be subject to the building official interpretation based on provided information and investigation.

SECTION 17

This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.