

**ORDINANCE NO. F-0879**

**AN ORDINANCE AMENDING APPENDIX B, ARTICLE II OF THE  
CODE OF ORDINANCES OF THE CITY OF WHEATON:  
BUILDING AND CODE ENFORCEMENT FEES**

WHEREAS, the City of Wheaton is an Illinois Home Rule Municipality having those powers not prohibited by State law; and

WHEREAS, the Corporate authorities of the City of Wheaton find that after a financial analysis of building permit fees that certain fees be increased to more accurately reflect costs to provide building permit processing.

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Wheaton, Illinois that the Wheaton City Code is hereby amended to provide as follows:

Section 1: That Appendix B, Article II, Building and Code Enforcement Fees, of the Code of Ordinances of the City of Wheaton is hereby amended by deleting Appendix B, Article II in its entirety and replacing it with the following:

**“Sec. B-7. Building, plan review, permit, and inspection fees.**

(1) For examination of plan, issuance of permits, and inspections for all multiple-family dwellings, commercial, office, institutional, and all other types of buildings, and for any alterations requiring a permit. For examination of plan, issuance of permits, and inspections for alterations to all single family dwellings requiring a permit. Fees are based upon the building/construction valuation which shall include all costs associated to the work including material and labor at prevailing rates..

Building valuation	Fee
\$ 100.00--\$ 2,500.00	\$ 30.00
2,501.00-- 5,000.00	50.00
5,001.00-- 10,000.00	75.00
10,001.00-- 20,000.00	100.00
20,001.00-- 30,000.00	200.00
30,001.00-- 40,000.00	300.00
40,001.00-- 50,000.00	400.00
50,001.00-- 60,000.00	500.00
60,001.00-- 70,000.00	600.00
70,001.00-- 80,000.00	700.00

80,001.00-- 90,000.00	800.00
90,001.00-- 100,000.00	900.00
100,001.00—Over	1,000.00
Plus, for each \$1,000.00	5.00

(2) For examination of plan, issuance of permits, and inspections for all new detached and attached single family dwellings, the fee shall be \$4,000.00.

**Sec. B-8. Electrical, plumbing, and mechanical permit and inspection fees.**

These fees will apply to all new types of construction, except new detached and attached single family dwellings, and alterations. Individual fees will be charged for electrical, plumbing, and mechanical, and the cost of the fee is determined by the value of the work to be performed.

Valuation of mechanical, <i>equipment/work</i>	Fee
\$ 100.00--\$ 1,000.00	\$ 25.00
1,001.00-- 5,000.00	50.00
5,001.00-- 10,000.00	75.00
10,001.00-- 20,000.00	100.00
20,001.00—Over	125.00
Plus, per \$1,000.00 over \$20,000.00 or part thereof	2.00

**Sec. B-9. Elevator fee/plan review, permit and inspection fee.**

(1) For installation or alteration . . . . \$75.00  
(2) Annual inspection . . . . \$50.00

**Sec. B-10. Building, moving and demolition fees.**

(1) Building moving permit . . . . \$50.00  
(2) Accessory demolition permit . . . . \$50.00  
(3) Interior demolition permit . . . . \$50.00  
(4) Principal structure demolition permit . . . . \$1,000

(Ord. No. F-0197, § 2, 12-15-97)

**Sec. B-11. Fence permit.**

(1) Fence permit . . . \$25.00

**Sec. B-12. Pool permit fees.**

(1) For a private pool, aboveground . . . \$50.00  
(2) For a private pool, in-ground . . . \$100.00

**Sec. B-13. Sign permit fees.**

(1) Sign permit, for each sign . . . \$75.00  
(2) Temporary banners, placards, and signboards . . . \$25.00

(Ord. No. E-3597, § 1, 6-18-90; Ord. No. E-3600, § 4, 7-2-90)

**Sec. B-14. Fire protection plan review, permit and inspection fees.**

For plan review, permits, and inspections of all fire protection systems, including automatic sprinkler systems, standpipe systems, fire pump installations, and fire suppression systems. Permit fee is based upon value/cost of the system.

Valuation of system	Fee
\$ 100.00--\$ 1,000.00	\$ 25.00
1,001.00-- 5,000.00	50.00
5,001.00-- 10,000.00	75.00
10,001.00-- 20,000.00	100.00
20,001.00-- 30,000.00	200.00
30,001.00-- 40,000.00	400.00
40,001.00-- 50,000.00	600.00
50,001.00-- 100,000.00	800.00
100,001.00—Over	900.00
Plus, per \$1,000.00 over \$100,000.00 or part thereof	3.00

**Sec. B-15. Miscellaneous building and code enforcement fees.**

(1) Re-inspection fee (per re-inspection, charged following an inspection and one re-inspection) . . . \$75.00  
(2) Temporary permits (good for 30 days only) . . . \$50.00

- (3) Special inspections (per manhour per inspector when needed to be present at special inspection) . . . . \$25.00
- (4) Re-occupancy . . . . \$150.00
- (5) Copies of non-Xerox documents, each . . . . \$2.00
- (6) Plan review fee by BOCA or other outside professional organizations . . . . prevailing charge
- (7) Inspection for state business/professional license . . . . \$25.00
- (8) Tents, air support structures (good for 90 days only. No permit needed for 120 square feet or less) . . . . \$25.00
- (9) Work performed without a permit . . . . double the applicable fee
- (10) Miscellaneous permit(s) not covered . . . . \$25.00
- (11) Conditional storage permits . . . . \$25.00”

Section 2: That Chapter 22, Article I, Section 12(c) is hereby amended by the deleting said Section in its entirety and replacing it with the following:

“c) Any person or entity proposing a change in use or change in occupancy for a new nonresidential structure, a unoccupied nonresidential structure or an occupied nonresidential, shall submit an application on a form provided by the code official prior to a change in use or change in occupancy. All fees shall be in accordance with Appendix B, of this Code”

Section 3: That Chapter 22, Article XII, Section 413 is hereby amended by deleting said Section in its entirety and replacing it with the following:

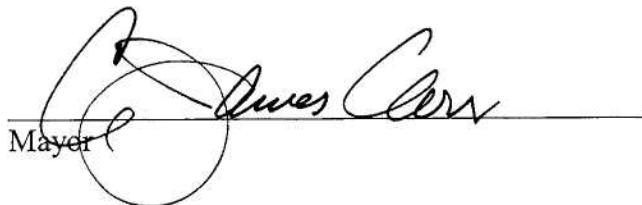
“A nonrefundable fee in accordance with Appendix B of this Code shall be required for a building demolition permit, and the fee must be submitted with the building demolition permit application required by section 22-408. The permit fee for a demolition permit not involving a principal structure shall be in accordance with Appendix B of this Code. Permit fees as required by other codes and ordinances of the city may also be required.”

Section 4: All ordinances and parts of ordinances in conflict with or inconsistent with the provisions of this ordinance are hereby repealed to the extent of any such conflict or inconsistency.

Section 5: That if any part or portion of this ordinance shall be declared invalid by a court of competent jurisdiction, such invalidity shall not affect the remainder of this ordinance.

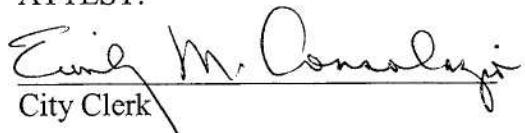
Section 6: This ordinance shall become effective on February 20, 2004, after its publication in pamphlet form in the manner provided by law.

Ordinance adopted by the Wheaton City Council this 20<sup>th</sup> day of January, 2004.



James Carr  
Mayor

ATTEST:



Emily M. Consalvo  
City Clerk

Ayes:

Roll Call Vote:  
Councilwoman Johnson  
Councilman Mork  
Councilman Mouhelis  
Councilman Bolds  
Councilman Johnson  
Mayor Carr

Nays:

None  
Absent:  
Councilwoman Corry

Motion Carried Unanimously

Passed: January 20, 2004

Published: January 21, 2004