

ORDINANCE NO. F-1712

AN ORDINANCE AMENDING CHAPTER 22 (BUILDINGS AND BUILDING REGULATIONS) AND APPENDIX B (FEE SCHEDULE) OF THE WHEATON CITY CODE

BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Wheaton, Illinois, as follows:

Section 1: That Chapter 22 (Building and Building Regulations), of the Wheaton City Code, 1996, is hereby amended by deleting and replacing Section 22-8 (e) (Lawn irrigation or snowmelt systems within right-of-way or parkway, permit and fee) with the following:

e) Fees for Irrigation or Snowmelt systems within right-of-way or parkway shall be in accordance with Appendix B of this Code.

The application fee shall be waived in its entirety when applicant installs a snowmelt system that offsets its energy use with a minimum of 25 percent on-site renewable energy sources.

Section 2: That Chapter 22 (Building and Building Regulations), of the Wheaton City Code, 1996, is hereby amended by deleting and replacing Section 22-19 (Fee), and replacing it with the following:

Sec. 22-19. Fee.

The fee for registration as a contractor regulated by section 22-16 shall be in accordance with Appendix B of this Code, payable at the time application for registration is made. Fees shall not be prorated.

Section 3: That Appendix B (Fee Schedule), of the Wheaton City Code, 1996, is hereby amended by deleting Section B-7 (Community Development Fees) in its entirety and replacing it with the following:

B-7 Community Development Fees (Building, Engineering & Planning Depts.)

A.	Building & Code Enforcement Department	
1.	Building, plan review, permit and inspection fees	<p>(Chapter 22) Per Plans/Per Valuation</p> <p>For permit fees determined by building valuation: The application shall provide an estimated building valuation at the time of application. The building valuation shall include the total cost of construction materials and labor for the types of work for which the permit is to be issued. The building valuation does not include such items as appliances, decorations,</p>

		furnishings or non-building items.	
		If, in the opinion of the Director of Building & Code Enforcement, the building valuation is underestimated on the permit application, the application will be denied, unless the applicant is able to provide detailed information in support of the estimate to meet the approval of the Director of Building & Code Enforcement. In the event of a dispute, the Director will use the most recent edition of "R.S. Means Square Foot Costs" book; the applicant may provide a copy of the contract for work. The final building valuation will be set by the Director.	
	a.	Examination of plans, issuance of permits, and inspections for all new detached and attached single family dwellings (R3 & R4 Uses):	\$4,000.00
	b.	These fees apply to new, alterations, additions and remodeling of all building construction for multiple-family dwellings, commercial, office, institutional, and all other types of buildings, except for any new attached or detached single-family dwelling (R3 & R4 uses) requiring a permit. Fees are calculated based on the value/cost of work including material and labor at prevailing rates (excluding electrical, plumbing, mechanical, and fire protection).	
		Value of Building:	
		\$0-\$5,000	\$100.00
		\$5,001- \$10,000	\$150.00
		\$10,001- \$20,000	\$200.00
		\$20,001- \$30,000	\$400.00
		\$30,001- \$40,000	\$540.00
		\$40,001- \$50,000	\$720.00
		\$50,001- \$60,000	\$900.00
		\$60,001- \$70,000	\$1,080.00
		\$70,001- \$80,000	\$1,260.00
		\$80,001- \$90,000	\$1,440.00
		\$90,001 - \$100,000	\$1,620.00
		\$100,001- Over	\$1,620.00
		Plus, for each \$1,000 or part thereof over \$100,001	\$5.00

2.	Electrical, Plumbing, and Mechanical plan review, permit and inspection fees		Per Trade/Per Plan
	a.	These fees apply to all new, alterations, additions and remodeling of electrical, plumbing, and mechanical systems for multiple-family dwellings, commercial, office, institutional, and all other types of buildings, except for any new attached or detached single-family dwelling (R3 & R4 uses) requiring a permit. Fees are calculated based on the value/cost of work, including material and labor at prevailing rates.	
		Valuation of Electrical, Plumbing, and/or Mechanical:	
		\$0-\$5,000	\$100.00
		\$5,001- \$10,000	\$150.00
		\$10,001- \$20,000	\$200.00
		\$20,001 – \$30,000	\$400.00
		\$30,001 - \$40,000	\$540.00
		\$40,001 - \$50,000	\$720.00
		Plus, for each \$1,000 or part thereof over \$50,001	\$2.00
3.	Fire protection plan review, permit and inspection fees		Per Trade/Plans based on value/cost of the work
	a.	These fees apply to all new, alterations, additions and remodeling of all fire protection systems, including fire alarms, automatic sprinkler systems, standpipe systems, fire pump installations, ansul systems and fire suppression systems. Fees are calculated based on the value/cost of work, including material and labor at prevailing rates.	
		Valuation of Fire Protection System:	
		\$0- \$5,000	\$100.00
		\$5,001- \$10,000	\$150.00
		\$10,001- \$20,000	\$200.00
		\$20,001- \$30,000	\$400.00
		\$30,001- \$40,000	\$540.00
		\$40,001- \$50,000	\$1,080.00
		\$50,001- \$100,000	\$1,440.00
		\$100,001- Over	\$1,620.00
		Plus, per each \$1,000.00 over \$100,000.00 or part thereof	\$3.00
4.	Antenna Equipment Commercial	\$250.00	Each
5.	Antenna Tower		Per Valuation
6.	Awning Commercial	\$75.00	

7.	Building moving permit	\$300.00	
8.	Conditional Storage	\$75.00	
9.	Commercial Re-occupancy	\$150.00	
10.	Deck/Ramp	The greater of \$150.00 or fee calculated based on valuation established in Section B-7 (A)(1)(b).	Per valuation
11.	Demolition		Per Parcel
	a. Dwelling demolition	\$1,000.00	
	b. Garage demolition	\$75.00	
	c. Inground pool demolition	\$75.00	
	d. Commercial building demolition	\$1,500.00	
	e. Commercial Interior demolition	\$150.00	
12.	Dumpster Enclosure	\$150.00	
13.	Electric Generator	\$100.00	
14.	Electrical Service	\$75.00	
15.	Elevator plan review, permit and inspection fees:	(Chapter 22)	Per elevator
	a. New or alteration (Includes rough, final, and one re-inspection)	\$175.00	
	b. New or alteration (Second re-inspection)	\$75.00	
	c. Semi-annual inspection (Includes inspection and first re-inspection)	\$50.00	
	d. Semi-annual inspection (Second re-inspection)	\$50.00	
16.	Fence plan review, permit, and inspection	\$50.00	Prior to installation or structural alteration of any fence
17.	Fireplace PF & Masonry	\$175.00	
18.	Flagpole	\$75.00	
19.	Foundation Only	The greater of \$250.00 or fee calculated based on	Per valuation

		valuation established in Section B-7 (A)(1)(b).		
20.	Garage SFR	The greater of \$200.00 or fee calculated based on valuation established in Section B-7 (A)(1)(b).	Per valuation	
21.	Gazebo	The greater of \$150.00 or fee calculated based on valuation established in Section B-7 (A)(1)(b).	Per valuation	
22.	Lawn Irrigation			
	a.	Lawn Irrigation Application within ROW	\$100.00	Per application
	b.	Lawn Irrigation within ROW or Parkway	\$50.00	Per permit
	c.	Lawn Irrigation Private Property	\$50.00	Per permit
23.	Misc. Permits not covered	\$75.00	Each	
24.	Outdoor Storage	\$75.00		
25.	Patio	\$75.00	Per permit	
26.	Plumbing Overhead Sewer	\$50.00		
27.	Pool		Per permit	
	a.	Private pool, above-ground	\$125.00	
	b.	Private pool, in-ground	\$200.00	
28.	Porch	\$175.00		
29.	Radon	\$75.00		
30.	Roof covering			
	a.	Residential (limited)	\$50.00	Per dwelling
	b.	Commercial (unlimited)	\$125.00	Per building
31.	Shed	\$75.00	Per permit	
32.	Sign		Per sign	
	a.	Sign	\$100.00	

	b.	Temporary banners	\$60.00	Per banner (good for 30 days; limit one each 6 months)
33.	Skateboard Ramp – Private Property	(Zoning Code Article 24-13) \$75.00		Per ramp
34.	Snow Melt System within ROW or Parkway	\$100.00		Per Application (The fee shall be waived in its entirety when applicant installs a snowmelt system that offsets its energy use with a minimum of 25% on-site renewable energy sources)
35.	Snow Melt System Private Property	\$150.00		Per permit
36.	Sport Court	\$125.00		Per parcel
37.	Stairs	\$100.00		
38.	Storage Tank Installation	\$250.00		Per tank
39.	Storage Tank Removal	\$150.00		Per tank
40.	Tents, air support structures	\$100.00		Per tent (good for 90 days only; no permit needed for 120 square feet or less)
41.	Temporary classroom, construction office, construction storage	\$75.00		Each
42.	Window Replacement			
a.	1 to 5 Windows	\$60.00		
b.	6 and Over Windows	\$120.00		
43.	Other building and code enforcement fees:	(Chapter 22)		
	a.	Contractor registration	\$75.00	Annual fee
	b.	Re-inspection fee	\$75.00	Each (charged following an inspection and one re-inspection)
	c.	Temporary certificate of occupancy permits	\$75.00	Per permit (good for 30 days only)
	d.	Special inspections	Prevailing wage	Per man hour per inspector when needed to be present at special inspection (IBC-1704)
	e.	Plan review fee by ICC or other professional organizations	Prevailing charge	Each review
	f.	Work performed without a permit	Double the applicable fee	Per trade
	g.	Expired permit final inspection	\$100.00	Per permit

	h.	False fire alarm service charge	\$75.00	Per false alarm in excess of two per month	
	i.	Plan review fee for cancelled permit applications or permit that has been reviewed:			
		i.	In-house plan review fee	50% of building permit	Per permit
		ii.	Third party plan review	Prevailing charge	Per permit
	j.	Plumbing pressure test inspection	\$40.00	Each dwelling	

B.	Engineering Department			
1.	Site development fees for:		(Chapter 34)	Per application
	a.	Subdivision, planned unit development, commercial plan and construction review	2% of construction cost of public and/or site improvement (\$500.00 minimum)	
	b.	Single family residential (single lot)	\$250.00	
	c.	Single family demolition (single lot)	\$200.00	
	d.	Special management area (single lot)	\$350.00	
	e.	Single family residential compensatory storage (non-regulatory floodplain) (single lot)	\$350.00	
	f.	Best management practices (consultant review)	100% cost to city	
	g.	Residential addition or accessory structure grading plan	\$100.00	
	h.	Parking lot resurfacing or restriping	\$100.00	
2.	Natural resource inventory application fees: See Kane-DuPage Soil & Water Conservation District Fees			Per application
	a.	0--100 acres		
	b.	Over 100 acres		
3.	Subdivision Administration fee:			(Chapter 62)
	a.	Subdivision application:		Per application
		i. Preliminary plat	\$400.00	
		ii. Final plat	\$200.00	
		iii. Combined preliminary and final plat	\$400.00	

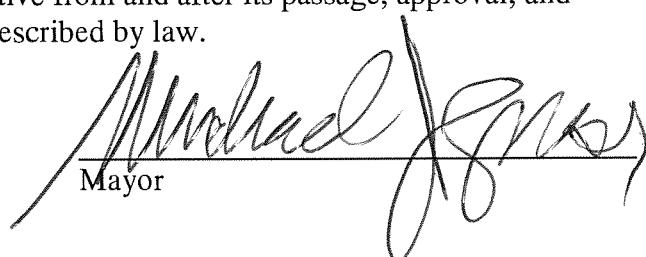
	iv.	Consolidated plat	\$100.00	
4.	Street, sidewalk, drive approach and curb fees:	(Chapter 58)	Per permit	
	Excavation or street cut:			
	a. Permit fee for making of any excavation or street cut.	\$75.00		
	The inspection fee is to be deducted from the street opening deposit.			
	Deposit:			
	b. Excavation other than in roadway	\$500.00		
	c. Excavation in roadway:			
	i. For one-half of roadway width	\$1,000.00		
	ii. For more than one-half of roadway width	\$2,000.00		
5.	Street occupancy permits:			
	a. Permit fees, per day	\$10.00		
	Minimum fee	\$100.00		
	b. Deposit	\$500.00		
6.	Sidewalk construction:	(Chapter 58)	Per permit	
	a. New sidewalks, and/or service and carriage walks on public right-of-way	\$75.00		
	b. Replacement of sidewalks, and/or service and carriage walks, on public right-of-way	\$25.00		
7.	Drive approaches and curbs:	(Chapter 58)	Per permit	
	a. New construction, single-family residential on public right-of-way	\$75.00		
	b. New construction other than single-family residential on public right-of-way	\$100.00		
	c. Reconstruction on public right-of-way	\$50.00		
	d. Resurfacing and repair, permit required	\$25.00		
	e. Permit transfer	\$5.00		
8.	Recapture agreement	\$100.00 (Chapter 50)	Each	
9.	Street address change	\$50.00 (Chapter 58)	Each	

C.	Planning Department		
1.	Annexation Agreements	\$400.00 (Chapter 18)	Per Document

		a.	Annexation Notification Sign	\$40.00	Each
		b.	Legal Notice	Cost of Publication	Each
2.	Right-of-way vacation applications			\$350.00 (Chapter 58)	Per application
3.	Zoning code amendment, text or map			\$500.00	Per application
4.	Special use applications			\$500.00	Per application
5.	Zoning variation applications				Per application
		a.	Residential	\$100.00	
		b.	Other than residential	\$200.00	
6.	Appeal of zoning decision			\$50.00	Per appeal
7.	Zoning notification sign			\$40.00	Per sign
8.	Court reporter and transcript fees		Cost		Per hearing
9.	Planned unit development applications			\$500.00	Per application

Section 4: That all ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



City Clerk

Ayes:

Roll Call Vote:

Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Suess
Councilman Prendiville
Councilman Rutledge
Councilman Saline
Mayor Gresk

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: May 20, 2013

Published: May 21, 2013

