

COUNTY OF KANE

DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT
Mark D. VanKerkhoff, AIA, Director



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September 21, 2012

To: Property Owners, Architects and Builders

From: Mark D. VanKerkhoff, AIA, Director, Building Officer

Re: Draft Amendments to the Kane County Code, Chapter 6, Buildings & Building Regulations

On September 18, 2012, the Development Committee directed the Kane County Building & Zoning Division to notify the public regarding the draft ordinance and amendments adopting the 2012 editions of the ICC Codes.

The draft ordinance replaces the current ordinance with a new ordinance adopting the following latest editions of the ICC codes:

- 2012 International Residential Code
- 2012 International Building Code
- 2012 International Existing Building Code
- 2012 International Mechanical Code
- 2012 Energy Efficiency Code (2009 edition already in effect state-wide, 2012 edition to be in effect sometime in 2013)
- 2011 National Electric Code
- Illinois State Plumbing Code (currently in effect statewide)
- Illinois Accessibility Code (currently in effect statewide)

Proposed Code Amendments for Kane County

Although the national model codes are a vast improvement over the previous practice of unique, locally adopted codes, they rarely fit all of the unique needs of a municipality or county. The Building & Community Services Division staff has reviewed the proposed new codes and recommends these draft amendments to be adopted along with the above model codes.

The majority of these amendments address:

- To remove code sections which don't apply to Kane County's structure of government and building code administration and enforcement.
- To remove types of materials and construction which are not suitable in Kane County.

- To refer to other local ordinances in cases where these other ordinances govern.
- Carry over other amendments included in the current ordinance including definitions and sections related to construction in Kane County.
- Remove the requirements for automatic fire sprinkler systems in one and two family dwellings and townhouses. This issue is and can be addressed by individual fire protection districts.

Examples include:

- To define the Development Committee as the board of appeals.
- Remove sections of the code that allow the use of wood foundations.
- Provisions for construction in flood plains. The amendments will delete these sections from the model codes and make reference to the Kane County Stormwater Ordinance.
- Removal of fire sprinkler requirements for automatic fire sprinklers in one and two family homes. Systems may be installed voluntarily or required by the local fire protection district.

Proposed Process and Schedule for Adoption

The following proposed process and schedule for adoption reflects the desirability to have the new codes be in effect prior to the ISO deadline of November 29, 2012, as well as a new state law that requires notification of proposed code amendments to the Illinois Public Building Commission for a thirty day public review and comment period.

August 21, 2012	Presented overview of proposed codes and adoption schedule to the Development Committee. Request approval to proceed with the proposed schedule.
September 18, 2012	Presented draft Resolution adopting the new building codes with proposed amendments.
September 20, 2012	Submitted the Code Reporting Form to the State of Illinois regarding the proposed code changes.
October 16, 2012	Development Committee review of any public comments received and final review of the Resolution adopting the new building codes.
November 13, 2012	County Board approval of the Resolution adopting new the building codes.
November 26, 2012	Effective date for new building codes.
November 29, 2012	Deadline for notifying ISO that the new building codes are in effect in order to improve insurance ratings for property owners in unincorporated Kane County.

County of Kane



CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, OF THE KANE COUNTY CODE

DRAFT ORDINANCE

September 18, 2012

Proposed to be effective November 26, 2012

2012 International Building Code

2012 International Residential Code

2012 International Electrical Code

2011 National Electrical Code

2012 International Mechanical Code

2012 International Energy Conservation Code

2012 International Existing Building Code

Illinois Plumbing Code

Illinois Accessibility Code

STATE OF ILLINOIS

COUNTY OF KANE

DRAFT ORDINANCE

**AMENDING CHAPTER 6 OF THE KANE COUNTY CODE
BUILDINGS AND BUILDING REGULATIONS**

WHEREAS, the Kane County Board has regulated the construction and occupancy of buildings as set forth in Chapter 6 of the Kane County Code, as amended from time to time, and in conjunction with other applicable County Ordinances to protect the health, safety and welfare of the public; and

WHEREAS, the model building codes adopted by local jurisdictions, including Kane County, are updated from time to time in order to improve life safety and respond to new construction materials and methods; and

WHEREAS, the 2012 International Codes, the latest model codes available, regulate all aspects of construction from residential to commercial and industrial building; and

WHEREAS, the International Codes, 2012 Editions, establish minimum standards governing all matters concerning the fabrication, erection, construction, enlargement, alteration, repair, location, and use of all attached and detached one and two family dwellings, and multiple single-family dwellings (townhouses), their appurtenances and accessory structures, as well as the same for all types of public and commercial use buildings and structures; and

WHEREAS, adoption of applicable 2012 International Codes would be in the best interest of the County of Kane, its citizens, and future construction in the unincorporated areas of Kane County.

NOW, THEREFORE, BE IT ORDAINED by the Kane County Board that the existing text of Chapter 6, Buildings and Building Regulations, of the Kane County Code, is hereby deleted in its entirety and replaced with the following, effective as of November 26, 2012.

**CHAPTER 6,
BUILDINGS AND BUILDING REGULATIONS,
OF THE KANE COUNTY CODE**

**CHAPTER 6
BUILDINGS AND BUILDING REGULATIONS**

- Article I. Building Code
 - Division 1. Administration
 - Division 2. One and Two Family Residences and Accessory Structures
 - Division 3. All Other New Construction
 - Division 4. Existing Buildings
 - Division 5. Residential Swimming Pools, Spas & Hot Tubs
- Article II. Nonconforming Buildings and Structures
- Article III. Agricultural Exempt Buildings
- Article IV. Fees

ARTICLE I. BUILDING CODE

DIVISION 1. ADMINISTRATION

Adoption: Chapter 1, Administration, of the *2012 International Building Code*, as published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, Virginia, 22041-3401

The following amendments to Chapter 1 of the *2012 International Building Code* shall apply:

Section 101 General

- 101.1 Insert "County of Kane" as the name of the jurisdiction.
- 101.4.1 Delete
- 101.4.3 Delete
- 101.4.4 Delete
- 101.4.5 Delete

Insert the following new sub-section:

- 101.5 Affect
Nothing in this ordinance or in the Kane County Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed by this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 103 Department of Building Safety

- 103.1 Insert "The Building & Community Services Division of the Kane County Development Department shall act as the Department of Building Safety."

Section 105 Permits

- 105.2 Work exempt from permit.
Building:
 - 1. Delete "tool and storage sheds" and "similar uses".
 - 2. Delete entire text and insert "Fences of any height that can be seen through."

105.5 Expiration.

Insert the following at the end of the text:
"After two (2) years, if the work is not completed, the permit will expire and a new permit will be required for all remaining work. Permits for demolition shall expire 90 days after day of issuance. Permits for swimming pools shall expire 180 days after the date of issuance. If the work is not completed, a new permit will be required for all remaining work."

Insert the following new sub-section:

- 105.8 Conformance with other county regulations and state laws.
No building permit shall be issued for a building to be constructed on any lot, piece, parcel or tract of land that does not conform with provisions of all laws compiled in Chapter 109 of the Illinois Revised Statutes, in force from time to time, and the subdivision regulations and other applicable ordinances in force from time to time in this county and also the county's zoning ordinance, as

amended from time to time. No permit shall be issued unless and until the road base, for required roads in any subdivision, has been installed, approved and accepted by the proper authority. No permit shall be issued for any public building or facility, used by the public, unless plans and specifications for such building, or facility, meet the standards promulgated pursuant to the provision of the Illinois Accessibility Act April 24, 1997, as amended from time to time.

Insert the following new sub-section:

“105.9 Construction waste and site materials. Construction waste and site materials, of any type, will be contained on the property from which it was generated. Waste and site materials will be removed in a manner, which prevents injury or damage to persons, adjoining properties and public right-of-ways. All waste and site materials will be disposed of properly per local, state and federal guidelines.”

Section 107 Submittal Documents

Insert the following new sub-section to 107.1 Submittal Documents:

“107.2.6 Component parts of prefabricated structures.

In order to permit the use of component parts in a structure erected on a site in the county, which component parts are manufactured or fabricated at an offsite location in such a manner as to comply fully with requirements of this article, but which arrive at the site of erection having inside wall covering already installed and, thus, rendering inspection thereof impossible or difficult, then, in such cases the inspection required by this article at the time after the building is framed, roofed, and rough wiring and plumbing installed, but before any inside wall is installed, will be waived if the following conditions are first satisfied:

- (1) That evidence satisfactory to the building officer shall be submitted to the building officer that the component part or parts are manufactured or fabricated by a manufacturer in a uniform manner and production control procedures are maintained and the records thereof are kept; copies of said records are made available to the building officer.
- (2) That the plans and specifications for the component parts prepared in such detail as to evidence compliance with the requirements of this article are submitted to the building officer for approval if found to be in compliance with the requirements of this article.
- (3) That said plans and specifications shall have contained on each page thereof the certificate of an Illinois registered architect or structural engineer attesting that said plans and specifications provide for full compliance with the construction requirements of this article.
- (4) That there be furnished to the building officer prior to the use of the prefabricated component part at the site of erection a certificate of the manufacturer attesting to the fact that said part was constructed or fabricated in strict accordance to the applicable plans and specifications, which plans and specifications shall be specifically identified.
- (5) That the builder or manufacturer furnish to the building officer and/or his representative, transportation to and from the place of manufacture of said building, on the day of construction of said building, so said officer can inspect fully the building to be erected in the county.

(6) See Appendix E "Manufactured Housing Used as Dwellings", 2012 International Residential Code for additions, alterations or repairs to existing manufactured homes and building service equipment."

Section 110 Inspections

Section 110.3.1 Footing and foundation inspection.

Insert the following at the end of the text:

"An approved solid base for the proposed drive must be installed from the appropriate public right-of-way to within 25 feet of the structure prior to scheduling a footing and foundation inspection to provide safe and adequate access to the structure for building inspectors and emergency vehicles."

Section 113 Board of Appeals

Delete Section 113 Board of Appeals and insert the following:

Section 112 Appeals and disputes

113.1 Appeals to the County Development Committee

113.1.1 An appeal may be taken to the Development Committee of the County Board by any person aggrieved, from any order, requirement, decision or determination made by the building officer. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the building officer and with the Development Committee a notice of appeal, specifying the grounds thereof. The Development Committee shall thereupon set a reasonable date, time, and place certain for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney, and to the building officer.

113.1.2 The Development Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that shall have all the powers vested in the building officer by this article.

113.1.3 The concurring vote of five (5) members of the Development Committee shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the building officer. The Development Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indicating such fact, and shall also keep records of its examinations and other official actions.

113.1.4 All decisions of the Development Committee hereunder shall be reduced to writing, filed with the clerk of the county, and a copy thereof mailed to the appealing party and to the building officer.

113.2 Disputes

Where a dispute arises regarding a code interpretation or engineering opinion furnished by the owner of property involved in any matter covered by this article, the county may engage the services of a qualified registered architect or engineer. The owner of the property involved shall reimburse the county for the reasonable customary cost of such services. Where a permit is issued, such engineering expense shall be added to the permit fee. Where no permit is issued, such expense shall be paid by the owner of the property or may be collected by civil action against the owner.

Chapter 2 Definitions

Insert the following new definition:

“Useable Space. Any space in or attached to a building including habitable spaces, living spaces, occupiable spaces and all other areas including storage spaces, utility spaces, mechanical spaces, unfinished basements, open porches, decks, and breezeways.”

DIVISION 2. ONE AND TWO FAMILY RESIDENCES AND ACCESSORY STRUCTURES

Adoption: 2012 *International Residential Code*
Appendix A *Sizing and Capacities of Gas Piping*
Appendix B *Sizing of Venting Systems*
Appendix C *Exit Terminals of Venting Systems*
Appendix D *Recommended Procedures for Safety Inspection of an Existing Appliance Installation*
Appendix E *Manufactured Housing Used as Dwellings*
Appendix F *Radon Control Measures (not mandatory)*
Appendix J *Existing Buildings and Structures*
Appendix L *International Residential Code Electrical Provisions*
Appendix Q *ICC/NEC Cross-Reference*

(Appendix I, & K, L, and M, O, P are not adopted)

Appendix G adopted in Division 5, Residential Swimming Pools, Spas and Hot Tubs, of this section

2012 *International Electrical Code*
as published by the International Code Council, 5203
Leesburg Pike, Suite 600, Falls Church, Virginia, 22041-3401
2011 *National Electrical Code*
as published by the National Fire Protection Association, Inc.,
One Batterymarch Park, Quincy, Massachusetts, 02269

The following amendments to the 2012 *International Residential Code* shall apply:

Chapter 1 Administration

The same amendments to Chapter 1 Administration of the 2012 International Building Code listed in Division 1 of this ordinance that pertain to text duplicated in this chapter do likewise apply.

In addition, the following non-duplicated text is amended as follows:

Section R105 Permits

R105.2 Work exempt from permit.

Building:

Delete “1. One-story detached structures, providing the floor area does not exceed 200 square feet.”

Chapter 2 Definitions

Townhouse

Delete definition for townhouse and insert the following:

“Townhouse. A single family dwelling unit constructed in a group of two (2) up to six (6) attached units in which each unit extends from foundation to roof and with open space on at least two sides. Dwelling units where more than six (6) units are attached shall be governed by the 2003 International Building Code.

Insert the following new definition:

“**Useable Space.** Any space in or attached to a building including habitable spaces, living spaces, occupiable spaces and all other areas including storage spaces, utility spaces, mechanical spaces, unfinished basements, open porches, decks, and breezeways.”

Chapter 3 Building Planning

Section R301 Design Criteria

R301.2(1) Insert:

Ground Snow Load in Pounds per Square Foot	Wind	Seismic Design Category ^{f, g}	Subject to Damage From				Winter Design Temp ^f (F deg)	Ice Shield	Flood Hazard ^h	Air Freezing Index	Mean Annual Temp.
	Speed in Miles per Hour		Weathering ^a	Frost Line Depth in Inches ^b	Termite ^c	Decay ^d					
30 lbs/sf	90 mph	B	Severe	42 inches	Moderate - Heavy	Slight - Moderate	- 5 °	Yes	See Local Ordin.	1750	47°

R301.2.4 Floodplain Construction

Delete and insert the following:

“For buildings and structures in flood hazard areas as established on local floodway rate maps, locally adopted floodplain ordinances shall apply.”

Section R302 Fire Resistant Construction

Section R302.2 Townhouses

Delete Section R302.2 Townhouses and the corresponding exception and insert the following:

“R302.2 Townhouses

Each townhouse, as defined in this code, shall be constructed as a separate single-family dwelling and shall be separated by a minimum of a two (2) hour rated solid masonry wall between living units, which shall extend vertically from the foundation to the underside of the roof sheathing and horizontally the full length of the common wall. The number of single family dwelling units attached in this manner shall not exceed six (6).”

R302.2.4 Structural independence.

Delete Exceptions 2. and 5.

Delete Section R302.3 Two-family dwellings and the corresponding exception and sub-section.

Section R310 Emergency Escape and Rescue Openings

R310.1 Emergency escape and rescue required.

Delete the first sentence and insert the following:

“Basements and every sleeping room shall have at least one openable emergency escape and rescue opening.”

Section R313 Automatic Fire Sprinkler Systems

R313.1 Townhouse automatic fire sprinkler systems. Change “shall” to “may”.

R313.2 One- and Two-family dwellings automatic fire systems. Change “shall” to “may”.

Section R314 Smoke Alarms

R314.1 Smoke detection and notification.

R314.3 Location

Delete 2. and insert the following:

“2. Outside each separate sleeping area within 15 feet of every room used for sleeping purposes per 425 ILCS 60, Smoke Detector Act.”

Chapter 4 Foundations

Section 401 General

Delete Section R401.1 and insert the following:

“R401.1 The provisions of this chapter shall control the design and construction of the foundation and foundation spaces of all buildings. Wood foundations shall not be allowed.”

Section R402 Materials

Delete the following section and corresponding sub-sections:

Section R402.1 Wood foundations

Section R403 Footings

Delete Section R403.1.1 Minimum size and insert the following:

“R403.1.1 Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1). The footing width, W, shall be based on the load bearing value of the soil in accordance with Table R401.4.1. Spread footings width shall be twice the width of the foundation wall and not less than 16 inches. Spread footing Thickness (depth) shall be equal to the width of the foundation wall and not less than 8 inches. Footing Projections, P, shall be $\frac{1}{2}$ the width of the foundation wall, not less than 2 inches and shall not exceed the thickness of the footing. The minimum size for deck piers shall be 12 inches in diameter.”

Insert the following new sub-section:

“R403.1.4.3 Exterior footings and foundation systems for detached accessory structures and non-conditioned attached useable spaces.

1. Detached single story accessory structures shall be allowed to be supported on a turned down slab per R403.1.3.2. or on piers designed and sealed by an Illinois licensed architect or structural engineer.

2. Non-conditioned attached useable space easily capable of converting to conditioned space shall have continuous footings per R403.1.4.1.
 - a. Determination of whether a useable space is easily capable of converting to conditioned usable space shall be per the Building Officials. If any of the following are provided, the non-conditioned useable space may be construed as easily capable of converting to conditioned useable space.
 - i) Exterior insulated walls
 - ii) Insulated roofs
 - iii) Permanently installed weatherproof windows and/or doors
 - iv) Electrical fixtures or outlets consistent with habitable space or living space
 - v) Heating or air conditioning appliances or provisions for same
 - vi) Plumbing fixtures or provisions for same
3. Non-conditioned attached usable space not easily capable of converting to conditioned useable space may be supported on pier foundation systems that extend to frost depth.
 - a. Non-conditioned structures built on pier systems shall not be converted to attached conditioned useable space without addressing the lack of a continuous footing to the satisfaction of the Building Official.

Delete the following section and corresponding sub-sections:
Section R403.2 Footings for wood foundations

Section R404 Foundation Walls

Delete the following section and corresponding sub-sections:
Section R404.2 Wood foundations walls

Section R405 Foundation Drainage

Delete the following section and corresponding sub-sections:
Section 405.2 Wood foundation drainage

Section R408 Under-Floor Space

Delete Section R408.4 Access and insert the following:

“R408.3 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum 24 inches by 30 inches. Openings through a perimeter wall shall be a minimum of 24 inches by 30 inches. When any portion of the through wall access is below grade, an areaway of not less than 24 inches by 30 inches shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door. See M1408.4 for access requirements where mechanical equipment is located under floors.”

Delete Sections R408.5 and R408.6 and insert the following:

“R408.5 Finished grade. Exposed soil shall not be allowed. Four (4) inches of clean granular stone fill or two (2) inches of concrete shall be required over an approved continuous membrane of 6-mil polyethylene or equivalent material. Any joints will be lapped six (6) inches minimum and sealed with an approved material. The distance between the top of the granular fill or concrete, to the bottom of the floor joist above will be a minimum of 24 inches and a maximum 48 inches.”

Delete Section R408.7 Flood resistance and insert the following:

“R408.6 Flood resistance. Flood resistance construction shall meet the requirements of applicable state and local ordinances.”

Chapter 5 Floors

Delete Section R502.7.1 Bridging and insert the following:

“R502.7.1 Bridging. Joists shall be supported laterally by solid blocking, diagonal bridging (wood or metal) at intervals not exceeding eight (8) feet. The Building Official may approve alternate methods of bridging.”

Section R504 Pressure Preservatively Treated-wood Floors (on ground)

Delete the above section and corresponding sub-sections.

Section R506 Concrete Floors (on ground)

Insert the following new sub-section:

“R506.2.1.1 Back-fill under concrete floors in attached garages.

The sub-base for poured concrete garage floors shall be undisturbed inorganic soil.

- a. Fill materials brought from off site shall be clean, graded sand, crushed stone or gravel.
- b. When site soil is used as fill, it shall be appropriately compacted. The slab shall be doweled into the foundation wall as follows. Dowels (#4) shall be 3'-4" long, shall be doweled into foundation wall a minimum of 4", and shall be spaced at 24" on center; on all walls that do not provide 4" of bearing for slab.”

Part VII Plumbing

Delete the following chapters:

- Chapter 25 Plumbing Administration
- Chapter 26 General Plumbing Requirements
- Chapter 27 Plumbing Fixtures
- Chapter 28 Water heaters
- Chapter 29 Water Supply and Distribution
- Chapter 30 Sanitary Drainage
- Chapter 31 Vents
- Chapter 32 Traps

Insert the following text:

“The design and installation of all plumbing shall be in accordance to the Illinois Plumbing Code and all other applicable federal, state and local ordinances.”

ALL OTHER NEW CONSTRUCTION

- Adoption:
- 2012 International Building Code*
 - 2012 International Mechanical Code*
 - 2012 International Electrical Code*
 - 2012 International Energy Conservation Code*
as published by the International Code Council, 5203 Leesburg Pike,
Suite 600, Falls Church, Virginia, 22041-3401
 - 2011 National Electrical Code*
as published by the National Fire Protection Association, Inc., One
Batterymarch Park, Quincy, Massachusetts, 02269

ARTICLE II. NONCONFORMING BUILDINGS AND STRUCTURES

As used in this article, the term "nonconforming building or structure" means an existing building or structure or part or appurtenance thereof not in conformance with the provisions of the county's zoning ordinance, as amended. Repair work on a nonconforming building or structure requires a written application and permit. Work shall be limited to necessary repairs only unless the building or part thereof is made to conform in whole or part with the requirements of the county's zoning ordinance, as amended. Altering or enlarging of the same shall be done in conformance with Article I.

ARTICLE III. AGRICULTURAL EXEMPT BUILDINGS

Exempt from the provisions of Article I are buildings and structures used for agricultural purposes on land used for agriculture, as defined in the county's zoning ordinance, as amended. To be considered exempt, such building or structure shall be located on land where the raising of crops or animals is the principal occupation of owners, residents or users of said property, and be accessory to the cultivation of crop acreage, the raising of animals, or other agricultural operations as defined in the county's zoning ordinance. Buildings and structures used wholly or partially for residential purposes shall not be considered as agriculturally exempt from the provisions of Article I.

All structures proposed to be constructed or enlarged under the above exemption must first be approved for conformance to the county's zoning ordinance, as amended, in terms of zoning classification, setback, and proposed use of the property and structure. Application for approval must be made on the Building Permit Application form and be accompanied by an agricultural exemption affidavit, three copies of a site plan showing the location of the proposed structure(s), and a building floor plan or diagram indicating the use(s) of interior rooms.

ARTICLE IV. FEES

The following fee schedule shall be applicable to this Article.

(1) *Residential construction (not over 2 single family dwelling units).*

a. *New construction, including wiring, plumbing and water supply.*

1. Twenty-five dollars (\$25.00) per one hundred (100) square feet, or portion thereof, of overall area of each floor above ground, and basement area, two hundred dollars (\$200.00) minimum fee;
2. Ten dollars (\$10.00) per one hundred (100) square feet, or portion thereof, of overall crawl space, one hundred dollars (\$100.00) minimum fee.

b. *For additions, incidental or accessory buildings and/or structures including wiring and plumbing.*

1. Twenty-five dollars (\$25.00) per one hundred (100) square feet, or portion thereof, of each floor and basement, and crawl space, one hundred dollars (\$100.00) minimum fee;
2. For an accessory building less than two hundred (200) square feet in area, fifty dollars (\$50.00);
3. For accessory buildings two hundred (200) square feet or greater in area, twenty-five dollars (\$25.00) per one hundred (100) square feet, or portion thereof, \$100 dollars (\$100.00) minimum fee.

c. *Alterations, remodeling, re-roofing, siding or replacing steps not including any addition to existing building which will add to the ground area thereof.*

1. One thousand dollars (\$1,000.00) or less of estimated cost, fifty dollars (\$50.00);
2. Each additional one thousand dollars (\$1,000.00) of estimated cost or portion thereof, ten dollars (\$10.00).

(2) *All other construction*

a. *New construction and additions, including wiring, plumbing and water supply.*

1. Thirty dollars (\$30.00) per one hundred (100) square feet or portion thereof, of overall area of each floor above ground, three hundred dollars (\$300.00) minimum fee;
2. Thirty dollars (\$30.00) per one hundred (100) square feet, or portion thereof, of overall basement and crawl space, three hundred dollars (\$300) minimum fee.

b. *Alterations remodeling, re-roofing, siding or replacing steps, not including any addition to existing building which will add to the ground area thereof.*

1. Less than one thousand dollars (\$1,000.00) or less of estimated cost, fifty dollars (\$50.00);
2. Each additional one thousand dollars (\$1,000.00) of estimated cost or portion thereof; ten dollars (\$10.00).

(3) *Towers including associated equipment structures*

- a. New towers, twenty-five dollars (\$25.00) per each foot of tower height.
- b. Co-location of antennae on exiting towers or structures, one thousand two hundred dollars (\$1,200.00).

(4) *Electrical work.*

- a. Electrical service upgrade for residential use, fifty dollars (\$50.00);
- b. Electrical service upgrade for non-residential use, one hundred dollars (\$100.00);

(5) *Miscellaneous.*

a. *Moving, raising, shoring or underpinning of structures.*

1. Less than one thousand (1,000) square feet ground floor area (outside measurements), fifty dollars (\$50.00);
2. One thousand (1,000) square feet ground floor area (outside measurements), one hundred dollars (\$100.00);
3. Foundation, ten dollars (\$10.00) per one hundred (100) square feet, or portion thereof, of overall unfinished basement area and crawl space, one hundred dollars (\$100.00) minimum fee plus a plan examination fee that shall be set according to subsection (10) of this Section.

(6) *Demolition*

- a. Building under five hundred (500) square feet, fifty dollars (\$50.00);
- b. Building five hundred (500) square feet or over, seventy-five dollars (\$75.00);
- c. Residential or commercial building, one hundred dollars (\$100);

(7) *Plan examination (nonrefundable).*

- a. Building under two hundred (200) square feet, no fee;
- b. Buildings two hundred (200) square feet or over, and all other permits except for swimming pools, ten percent (10%) of building fee (to nearest dollar).
- c. Minimum fee, eight dollars (\$8.00).
- d. Re-examination of changes to approved plans after a permit has been issued, fifty dollars (\$50.00), plus additional building fee if square foot area is increased.

(8) *Swimming pool.*

- c. Above ground pool, sixty dollars (\$60).
- d. In ground pool, one hundred eighty (\$180).

(9) *Fences.*

- a. A fence which cannot be viewed through, twenty-five dollars (\$25.00).

(10) *Advertising signs and billboards.*

- a. Fee shall be four dollars (\$4.00) a square foot with a minimum of twenty dollars (\$20.00).

(11) *Permit extension.*

- a. To extend a permit, the fee shall be fifty dollars (\$50.00).

(12) *Assessment of damage due to fire, wind or flood.*

- a. A minimum fee of fifty dollars (\$50) for the initial assessment of damage. Additional fees shall apply as required by the type of repair, alteration or reconstruction of the damaged building. Additional permits and subsequent fees may be required.

(13) *Re-inspection fees.*

A reinspection fee of fifty dollars (\$50.00) shall be paid prior to scheduling the reinspection, necessitated by either of the following conditions:

- a. *All second and subsequent reinspections.*
- b. *When the construction work to be inspected was incomplete at the time the Building Inspector arrived at the construction site for a scheduled inspection and the holder of the building permit failed to provide reasonable notice to cancel said scheduled inspection.*

(14) *Whenever the construction, alteration or addition is being made for any public or governmental body, there shall be no charge made for any permit issued or any service in connection therewith.*

(15) Whenever the construction, alteration or addition is being made for religious, educational or charitable purposes, the maximum fee for each permit issued and for all services in connection therewith shall be five hundred dollars (\$500.00).

(16) Where work for which a permit is required by this Article is started or proceeded with, prior to obtaining said permit, the fees above specified shall be increased by 100 percent (100%). The payment of such additional fee shall not relieve any persons from fully complying with the requirements of this Article, in the execution of the work, nor from any other penalties prescribed herein.

(17) Agricultural exemption setback permit fees.

A permit shall be required for agriculturally exempt buildings strictly for the purpose of determining conformance with building setback lines as allowed in the Illinois Compiled Statutes; 5/5-12001. Such fee shall be fifty dollars (\$50.00).

18) Permit or Permit Application Cancellation

a. A permit application will be considered canceled when the applicant fails to provide requested information that the minimum code requirements have been met within six (6) months from the date of application. The applicant will owe the plan examination fee plus twenty-five percent (25%) of the total building fee.

b. When a permit has already been issued, an applicant may only cancel, in writing, within six (6) months of the date of issuance of such permit, if no construction has commenced. The applicant will receive a refund of seventy-five percent (75%) of the building permit fee less the plan examination fee and any fees assessed by other departments. If no inspections are scheduled within six (6) months of date of issuance, the permit will be canceled and the entire building fee forfeited.