

VILLAGE OF BANNOCKBURN

ORDINANCE NO. 2008-45

**AN ORDINANCE REPEALING ORDINANCE NO. 2005-11 TO CREATE A
BANNOCKBURN FEE SCHEDULE**

Adopted by the
President and Board of Trustees
of
the Village of Bannockburn
this 10th day of November, 2008.

Published in pamphlet form by direction
and authority of the Village of Bannockburn,
Lake County, Illinois
this 10th day of November, 2008.

VILLAGE OF BANNOCKBURN

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BANNOCKBURN FEE SCHEDULE

WHEREAS, on May 23, 2005, the “BOCA National Building Code/1999,” Fourteenth Edition, 1999 (the "BOCA 1999 Code"), promulgated by the Building Officials and Code Administrators International, Inc., was adopted by reference, pursuant to Village of Bannockburn Ordinance No. 2005-11; and

WHEREAS, Ordinance No. 2005-11 amended and superseded Village Ordinance No. 87-12, as amended from time to time; and

WHEREAS, on June 28, 1999, May 9, 1994 and May 23, 2005 the Village adopted certain amendments to Ordinances 87-12 and 2005-11; and

WHEREAS, the BOCA 1999 Code will not be revised, but a new National Building Code, being the “ICC International Building Code/2003,” by the International Code Council, Inc. is available (the "ICC Building Code /2003"); and

WHEREAS, the International Code Council Inc. has also promulgated other construction and development-related codes that are designed to work in concert with the ICC Building Code /2003, including the International Mechanical Code of 2003 (the "Mechanical Code 2003"), the International Fuel Gas Code of 2003 (the "Fuel Code 2003"), the International Energy Conservation Code of 2006 (the "Conservation Code 2006"), the International Property Maintenance Code of 2003 (the "Property Maintenance Code 2003"), the International Residential Code of 2003 (the "Residential Code 2003"), and the International Fire Code of 2003 (the "Fire Code 2003"); and

WHEREAS, the National Fire Protection Association, Inc. has promulgated the National Electrical Code, 2005 Edition (the "Electric Code 2005"); and

WHEREAS, pursuant to the Illinois Municipal Code, 65 ILCS 5/1-3-2, local governments may adopt all or part of the provisions of any published compilation of rules and regulations which have been prepared by nationally recognized associations, including building, electrical wiring, mechanical, fuel gas systems, energy conservation, and property maintenance codes; and

WHEREAS, one copy of the ICC Building Code /2003, the Electrical Code 2005, the Mechanical Code 2003, the Fuel Code 2003, the Property Maintenance Code 2003, the Residential Code 2003, the Conservation Code 2006, and the Fire Code 2003 have been on file in the office of the Village Clerk for public use, inspection, and examination for at least 30 days preceding the adoption of this ordinance, as required by 65 ILCS 5/1-3-2; and

WHEREAS, the President and Board of Trustees of the Village of Bannockburn have determined it to be in the best interests of the Village and its residents that ICC Building Code /2003, the Electrical Code 2005, the Mechanical Code 2003, the Fuel Code 2003, the Property Maintenance Code 2003, the Residential Code 2003, the Conservation Code 2006, and the Fire Code 2003, as hereinafter modified, be adopted for application in the Village; and

WHEREAS, the various sections of the ICC Building Code /2003, the Electrical Code 2005, the Mechanical Code 2003, the Fuel Code 2003, the Property Maintenance Code 2003, the Residential Code 2003, the Conservation Code 2006, and the Fire Code 2003 provide for certain fees, charges, and other costs payable to the Village relating to activities covered by, and the administration of, the ICC Building Code /2003, the Electrical Code 2005, the Mechanical Code 2003, the Fuel Code 2003, the Property Maintenance Code 2003, the Residential Code 2003, the Conservation Code 2006, and the Fire Code; and

WHEREAS, the President and Board of Trustees of the Village of Bannockburn desire to create a Bannockburn Fee Schedule setting forth fees to cover fees, charges, and other costs payable to the Village relating to activities covered by, and the administration of, the ICC Building Code /2003, the Electrical Code 2005, the Mechanical Code 2003, the Fuel Code 2003, the Property Maintenance Code 2003, the Residential Code 2003, the Conservation Code 2006, and the Fire Code 2003; and

WHEREAS, the President and Board of Trustees of the Village of Bannockburn have determined it to be in the best interests of the Village and its residents that the Village create a Bannockburn Fee Schedule to cover fees, charges, and other costs payable to the Village relating to activities covered by, and the administration of, the ICC Building Code /2003, the Electrical Code 2005, the Mechanical Code 2003, the Fuel Code 2003, the Property Maintenance Code 2003, the Residential Code 2003, the Conservation Code 2006, and the Fire Code 2003.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BANNOCKBURN, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: General Fees and Costs. A permit to begin work for new construction, alteration, removal, demolition or other building operation shall not be issued until all of the applicable fees prescribed in this Ordinance have been paid to, and all construction security prescribed in this Ordinance have been deposited with, the Department of Building Inspection or other authorized agency of the jurisdiction, nor shall an amendment to a permit necessitating any additional or increased fee or security be approved until the additional or increased fee or security shall have been paid or deposited.

SECTION THREE: Application, Review and Inspection Fees and Costs. The following Application, Review and Inspection fees and costs shall apply:

- a) Application, Review, and Inspection Fees: An application fee of \$25.00 shall be paid on all building applications involving a principal building, and on all applications involving incidental or accessory buildings or structures containing more than 100 square feet. This fee shall not be refunded. A Pre-Application review meeting fee of .05% (.0005) of the construction value of the project shall be paid when building permit fees are remitted. An Architectural Review Commission (ARC) fee of \$75.00 shall be paid for the initial ARC appearance. Each subsequent ARC appearance for the same project is subject to a \$100.00 per appearance fee.
- b) Plan Review and Inspectional Service Fees. The following plan review and inspectional services fees shall additionally be required whenever applicable:

<u>Plan Review and Inspectional Services</u>	<u>Fee</u>
Remodeling (construction value of \$2,000 To \$10,000)*	\$25.00
Remodeling (construction value of \$10,000 To \$40,000)*	\$50.00
Remodeling (construction value of \$40,000 To \$100,000)*	\$100.00
Remodeling (construction value of \$100,000 and over)*	\$175.00
New Single-Family Dwelling	\$150.00
New Multi-Unit Dwelling	\$100.00 + \$50.00/unit
New Commercial Building	\$500 + \$35/1,000 sq. ft.
Plan Review per Revision	\$25.00
Special Inspection (billed at 1/4 hr. increments)	\$25.00/hour

** Includes residential and non-residential remodeling as well as accessory buildings.*

SECTION FOUR: Building Permit Fees and Costs. Building permit fees, for all structures except signs, are stated in this Section 4. The applicant shall pay all of the fees listed in this Section 4 that are applicable either to the structures, facilities, or systems that are being constructed, altered, installed, or removed, or to the certificates, inspections, or permits that are either authorized or required by this Code or by any other ordinance of the Village. All such fees shall be paid prior to the issuance of a building permit and before the commencement of work.

BUILDING PERMIT FEES

Building Permit Application Deposit	\$500 (apply to permit when issued)
For the first \$250,000 of construction value	1.0% of the construction value
For that portion of construction value over \$250,000 to \$1,000,000	0.75% of the construction value
For that portion of construction value Over \$1,000,000 to \$2,000,000	0.50% of the construction value
For that portion of construction value Over 2,000,000	0.33% of the construction value
Stop Work Order Fee	\$1,000 per occurrence

SECTION FIVE: Certificate of Zoning Fees and Costs. The following Certificate of Zoning Fees and Costs shall be required whenever applicable:

CERTIFICATE OF ZONING COMPLIANCE OR OCCUPANCY

Full Certificate of Occupancy	.1% of Construction value Minimum fee \$20.00
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Temporary Certificate of Occupancy .1% of
Construction value
Minimum fee \$20.00

SECTION SIX: Posting Fees and Costs. The following Posting Fees and Costs shall be required whenever applicable:

POSTING PROPERTY

Any construction work started without the necessary permits may be subject to a fee to cover cost of posting violation notice and administrative expenses,
plus.....\$25.00

SECTION SEVEN: Construction Truck Permit Fees. The following Construction Truck Permit Fees shall be required whenever applicable:

CONSTRUCTION TRUCK PERMIT FEES

Each vehicle over class "Q" (per day).....\$25.00
Maximum fee per building permit.....\$50.00

SECTION EIGHT: Interpretative Rules. In interpreting the fee requirements in this Ordinance, the following guidelines should be applied:

- a) Area Computations: Refer to floor space unless specifically noted otherwise.
- b) Volume Computations: Residential volume shall be computed on the exterior dimensions of the building, and shall include all space above the lowest level of the foundation wall and below the ceiling or bottom cord of the roof truss of the uppermost floor. Non-residential volume shall be computed on the exterior dimensions of the building, and shall include all space between the lowest level of the foundation wall footing and the top of the roof sheathing. Where an equipment room tower or similar facility is constructed, the volume shall include this area.
- c) Areas affected: Area and volume computations, with respect to remodeling, alterations,

and other work not considered to be either an addition or new construction, shall be determined with reference to the areas or rooms served or affected by the work.

- d) Fractions: For the purposes of computing fees, fractions of one-half (1/2) or more of a unit of area, volume, time, or cost shall constitute a full unit, and lesser fractions of a unit shall be omitted.
- e) Construction Value: The estimated cost of construction shall be determined on the basis of the fair market value, using the following cost range per square foot.

1 st floor	\$230/sq ft
2 nd floor	\$155/sq ft
Basement	\$75/sq ft
Garage/Accessory Structure	\$45/sq ft

- f) Method of Computation: For any work for which a permit is required under this Code, area, volume, and cost shall be computed in the following manner: The owner or his representative shall submit a computation at the time he or she makes application for a permit. The Code Official may accept such computation or determination; or the Code Official may require a certificate from a licensed professional engineer, structural engineer or architect, or an affidavit from the owner or his representative, which computation or determination may then be accepted by the Code Official; or the Code Official may make such computation or determination as Code Official. The Code Official shall not require both the certificate and affidavit mentioned herein.
- g) Inconsistent Fee Ordinances: Where a provision of another ordinance of the Village establishes a fee not consistent with any provision of this Ordinance, then the provision with the more recently adopted fee shall prevail.

SECTION NINE: Sign Permit Fees. The following permit fees shall apply to signs:

- a) For any sign permitted in a Residential District pursuant to the Bannockburn Zoning Code, no sign permit fee shall be required.
- b) For all other signs (other than temporary signs permitted under the Zoning Code), every application for a sign permit shall be accompanied by a non-refundable sign permit fee in the amount prescribed in Table the following table:

TABLE - Sign Permit Fees

Illuminated Signs	\$35.00 per each 10 square feet, or less, of signage face
Non-Illuminated Signs	\$30.00 per each 10 square feet, or less, of signage face

SECTION TEN: Temporary Sign Permit Fees. For any temporary sign permitted in a non-residential district pursuant to the Zoning Code, every application for a building permit shall be accompanied by a deposit in the amount prescribed in the Table A below. Upon the removal of such temporary sign, the permittee shall be refunded the difference between the amount deposited and the sign permit fee as prescribed in Table B below. For purposes of calculating temporary sign permit fees, the period during which any such sign is erected shall commence on the date of permit issuance and shall conclude on the date such sign is removed or eighteen (18) months after the date of permit issuance, whichever is earlier. If any temporary sign is not removed within the time prescribed by any ordinance, the Village may deduct the costs of such removal from the amount deposited.

The following permit fees shall apply to temporary signs:

TABLE A- Temporary Sign Permit Fee Deposit

Illuminated Signs	\$70.00 per each 10 square feet, or less, of signage face
Non-Illuminated Signs	\$55.00 per each 10 square feet, or less, of signage face

TABLE B - Temporary Sign Permit Fees

<u>For Signs Erected</u>	<u>Fee for Illuminated Sign Per Each 10 Square Feet or Less of Signage Face</u>	<u>Fee for Non-Illuminated Sign Per Each 10 Square Feet or Less of Signage Face</u>
0-120 days	\$7.00	\$5.00
121-180 days	\$12.00	\$9.00
181-270 days	\$20.00	\$16.00
271 days-12 months	\$35.00	\$30.00
Over 12 months - 18 months	\$55.00	\$47.00

SECTION ELEVEN: Reduced Fees. In the case of construction, repairs, or alterations performed by churches, temples, schools, universities, seminaries, or other charitable, educational or eleemosynary institutions, all fees due under Section 10 of this Ordinance shall be the lesser of either the fees stated in such section or \$100.00, and building permit fees shall be 60% of the fee otherwise due under Section 4 of this Ordinance as determined by the Code Official.

SECTION TWELVE: Permit Extension Fees: Any project for which a permit extension has been granted pursuant to Section 105.5.1 of the ICC Building Code /2003 shall pay a permit extension fee in an amount equal to 33% of the original building permit fee.

SECTION THIRTEEN: Construction Security. In addition to the permit fees set forth in this Ordinance, prior to the issuance of any building permit under this Ordinance, the applicant shall deliver to the Village a cash deposit as security for the completion of the permitted activity in accordance with all applicable Village Codes, ordinances, and regulations. Upon completion of all work and issuance of a certificate of use and occupancy for the work to be undertaken pursuant to a permit, the Village shall return such construction security to the applicant or the applicant's designee, less any amounts due for additional inspection, reimbursements, or permit fees, unpaid fines, or any unpaid charges for damage done during the construction project to any Village property or facility. The amount of the construction security shall equal:

- (i) For a new principal structure on a zoning lot, the greater of the building permit fee or \$15,000;
- (ii) For projects whose estimated cost is less than \$5,000, the greater of the building permit fee or \$500;
- (iii) For all other projects, the greater of building permit fee or 10% of the estimated project cost, but in no event more than \$15,000.

SECTION FOURTEEN: Accounting. The Code Official shall keep an accurate account of all fees and deposits collected and received for building and sign permits; and such collected fees and deposits shall be deposited monthly in the jurisdiction treasury, or otherwise disposed of as required by law.

SECTION FIFTEEN. Repealer. Ordinance No. 2005-11, as amended from time to time, is hereby repealed in its entirety.

SECTION SIXTEEN: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law, whichever is later.

SECTION SEVENTEEN: Severability. If any portion of this Ordinance is found invalid or unenforceable by a court of competent jurisdiction, such finding will not affect the validity and enforceability of all remaining provisions of this Ordinance, which provisions must be given full force and effect to the maximum extent possible, notwithstanding such finding of partial invalidity.

SECTION EIGHTEEN: Effective Date. This Ordinance is in full force and effect ten days after its passage, approval, and publication in pamphlet form in the manner provided by law.

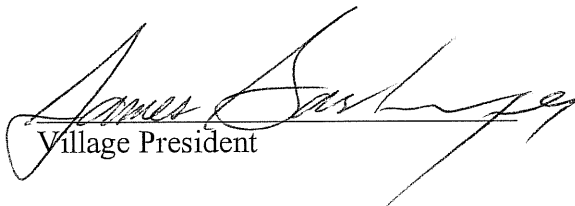
PASSED this 10th day of November, 2008.

AYES: Five (Boyle, Kirby, LaBunski, Nordby, Orth)

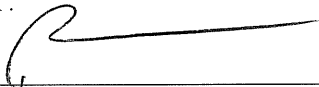
NAYS: None

ABSENT: One (Berman)

APPROVED this 10th day of November, 2008.


Village President

ATTEST:



Village Clerk