



CONSTRUCTION PERMIT FEES

PERMIT FEES

Effective January 1, 2021

Construction Types - Definitions

TYPE I-A--Fire Resistive Non-combustible (Commonly found in high-rise buildings and Group I occupancies).

- 3 Hr. Exterior Walls*
- 3 Hr. Structural Frame
- 2 Hr. Floor/Ceiling Assembly
- 1 ½ Hr. Roof Protection

TYPE I-B--Fire Resistive Non-Combustible (Commonly found in mid-rise office & Group R buildings).

- 2 Hr. Exterior Walls*
- 2 Hr. Structural Frame
- 2 Hr. Ceiling/Floor Separation
- 1 Hr. Ceiling/Roof Assembly

TYPE II-A--Protected Non-Combustible (Commonly found in newer school buildings).

- 1 Hr. Exterior Walls
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof Protection

TYPE II-B--Unprotected Non-Combustible (Most common type of non-combustible construction used in commercial buildings).

Building constructed of non-combustible materials but these materials have no fire resistance.

TYPE III-A--Protected Combustible (Also known as "ordinary" construction with brick or block walls and a wooden roof or floor assembly which is 1 hour fire protected).

- 2 Hr. Exterior Walls*
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof Protection

TYPE III-B--Unprotected Combustible (Also known as "ordinary" construction; has brick or block walls with a wooden roof or floor assembly which is not protected against fire. These buildings are frequently found in "warehouse" districts of older cities.)

- 2 Hr. Exterior Walls*
- No fire resistance for structural frame, floors, ceilings, or roofs.

TYPE IV--Heavy Timber (also known as "mill" construction; to qualify all wooden members must have a minimum nominal dimension of 8 inches.)

- 2 Hr. Exterior Walls*
- 1 Hr. Structural Frame or Heavy Timber
- Heavy Timber Floor/Ceiling/Roof Assemblies

TYPE V-A--Protected Wood Frame (Commonly used in the construction of newer apartment buildings; there is no exposed wood visible.)

- 1 Hr. Exterior Walls
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof

TYPE V-B--Unprotected Wood Frame (Examples of Type V-N construction are single family homes and garages. They often have exposed wood so there is no fire resistance.)

- Note exceptions in the building code for fire resistance ratings of exterior walls and opening protection.



**Village of Oak Park Construction Fee(s)
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NEW CONSTRUCTION AND ADDITIONS	
New single family, multifamily, non-residential, mixed use, commercial, institutional structures and their accessory structures	Area x square feet ("SF") construction cost x .0194 (see International Code Council ("ICC") Fall 2019 Square Foot Construction Cost Chart attached hereto)
Demolition of any structure, including right-of-way ("ROW") obstruction, water and sewer disconnection	\$.35 x SF \$1,000.00 restoration deposit
BUILDING ALTERATIONS TO 1 AND 2 SINGLE FAMILY DWELLINGS	
Accessory structure - non-structural/non-walkable structures (fences, fountains, pergola and other applicable work)	\$85.00 per alteration
Accessory structure - structural, and/or walkable structures (steps, stoops, flatwork/concrete, balconies, decks, patios, porches, driveways, sidewalks and other applicable work)	\$150.00 per alteration
Alteration - general (door replacement, window replacement, roofing, stucco/siding, gutters/downspouts, tuck-pointing/brickwork, re-drywalling, insulation installation and other applicable work)	\$100.00 per type
Remodel - general attic, basement, bathroom, dormer, kitchen and other applicable work (newly built out or altered/remodeled)	Area x square foot construction cost x .008
Fire alarm system or fire sprinkler system (new or altered)	\$175.00 each
Grading/site development (re-landscaping/ re-grading)	\$100.00
Interior demolition (removal of non-structural elements/drywall etc.)	\$300.00
BUILDING ALTERATIONS TO MULTIFAMILY DWELLINGS, COMMERCIAL AND INSTITUTIONAL AND OTHER APPLICABLE WORK	
Accessory structure - non-structural/non-walkable structures (fences, fountains, pergola and other applicable work)	\$200.00 per alteration
Accessory structure - structural, and/or walkable structures (steps, stoops, flatwork/concrete, balconies, decks, patios, sidewalks and other applicable work)	\$250.00 per alteration
Alteration - general (window replacement, door replacement, tuck-pointing, re-drywalling, insulation installation and other applicable work)	\$150.00 per unit, per type of work
Remodel - general: attic, basement, bathroom, dormer, kitchen and other applicable work (newly built out or altered/remodeled)	Area x square foot construction cost x .008
Build-out/white-box/vacancy preparation	\$400.00
Fire alarm system and/or fire sprinkler system (new or altered)	\$25.00 per unit or minimum of \$275.00
Grading/site development (re-landscaping/ re-grading)	\$200.00
Interior demolition (removal of non-structural elements/drywall etc.)	\$300.00 per unit
Parking lot/flatwork (new or resurfacing)	\$250.00
Roofing (new or altered)	\$200.00
Signage (permanent)	\$200.00 per business
Signage (temporary - per month)	\$100.00 per business
Structural alteration	\$250.00
Tenant buildout of non-residential, mixed use, commercial, and institutional structures	Area x square foot construction cost x .008
HEATING, VENTILATION, AIR CONDITIONING ("HVAC")	
Miscellaneous HVAC alterations, repairs, replacements and improvements (piping, venting, fuel lining, fixture and other applicable work)	\$85.00 per dwelling unit
Miscellaneous HVAC system installation(s) (new or replacement of a system, unit and/or device) (includes, but is not limited to, furnaces, boilers, heat pumps, radon systems, air distribution system, geothermal systems, air conditioning systems, refrigeration systems, fireplaces, hood/duct systems and other permanent appliance devices)	\$150.00 per system/unit



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PLUMBING	
Miscellaneous plumbing alteration(s) - repair, replacement and improvement (piping, fixtures, device and other applicable work)	\$85.00 per dwelling unit
Miscellaneous plumbing system installation(s) - new or replacement of a system, unit and/or device (includes, but is not limited to, water heater, water softener, lawn irrigation, grease interceptor, triple basin, drainage system, cross connection control/RPZ device)	\$150.00 per system/unit
Flood control/sewer backup control (interior overhead modification, exterior backwater-valve and other applicable work)	\$150.00 per system/unit
Sanitary or storm sewer new service connection or repair and other applicable work (include ROW opening permission and other)	\$200.00 <i>Plus \$1,000.00 restoration deposit, if applicable</i>
Repair and/or of an existing water service (include ROW opening permission and other applicable work). See PW material fees if applicable	\$200.00 <i>Plus \$1,000.00 restoration deposit, if applicable</i>
New water service - New Connection (include ROW opening permission and other applicable work). See PW material fees if applicable	\$250.00 <i>Plus \$1,000.00 restoration deposit, if applicable</i>
ELECTRICAL	
Miscellaneous electrical alterations - replacements and improvements (wiring, outlets, lighting, fixtures, low voltage, exit signs)	\$85.00 per dwelling unit
Miscellaneous electrical system installation(s) (new or replacement of a system, unit and/or device includes, but is not limited to, services, feeders, alarm systems, generators, transformers, wind turbine, solar panel, and other applicable work)	\$150.00 per system/unit
MISCELLANEOUS	
Canopy or awnings (frame and/or fabric and other applicable work)	\$175.00 per business or multifamily building
Conveyance system (elevator, lift and other applicable work - altered or new)	\$200.00 per unit
Shoring, raising or moving of a building	\$450.00, \$1,000.00 PW deposit, if applicable
Structural (building or repair or alteration)	\$175.00
Storage tank (installation or removal)	\$175.00
Temporary tent	\$100.00 per event
Temporary stages	\$100.00 per stage
PUBLICWORKS	
ROW restoration deposit (or another amount as deemed necessary by the Village Engineer)	\$1,000.00 for each opening
Banners	\$100.00
ROW parkway construction related openings (landscaping, lawn irrigation, driveway aprons and other applicable work)	\$200.00
<ul style="list-style-type: none"> • ROW obstruction (dumpster, pod and scaffold), sidewalk blockage, pedestrian protection and other applicable work (per 25' measured linear, per day, with a maximum of 30 days) • ROW obstruction (sidewalk blockage, pedestrian protection and other applicable work (per linear 25', per day, with a max. of 30 days) 	1-10 days = \$10.00 per day + \$10.00 per day per meter if applicable, 11-25 days = \$25.00 per day + \$10.00 per day per meter if applicable
Obstruction of Village block (filming and other applicable work) (maximum allowable timeframe of one (1) week)	\$200.00 per 1/2 block (<350 ft.) or \$400.00 per whole block (>350 ft.)
Service disconnect - water or sewer (including ROW opening permission and other applicable work)	\$200.00 each
Water meter(s) with accessories (Sized by the Public works Dept.)	Reimbursement of Village costs
Tapping sleeve, corporation cock, curb stop, b-box, & other misc. parts	Reimbursement of Village costs
New Water Main Service Connection	Work performed by VOP Public Works
1"	\$900.00
1-1/2"	\$1,150.00
2"	\$1,400.00
Water Main Live Pressure Taps (C.I. Tapping Sleeve w/ concrete vault)	Materials by and work performed by Permitted Contractor
4" (by contractor)	\$1,600.00
6" (by contractor)	\$1,900.00
8" (by contractor)	\$2,100.00
10" or larger (by contractor)	\$2,250.00
Scheduled Water System Shutdowns to make or remove connection	Varies: \$2,500.00 to \$5,000.00



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ADMINISTRATION	
Preparing copies for the public	\$5 00 each
Issuance of a temporary occupancy of a building/structure/space without passing all required final passing inspections	\$500 00
Issuance of a certificate of occupancy	\$100 00
Plan review for construction for one (1) and two (2) single family dwelling units	
Non-roofed accessory structures	\$25 00
Roofed accessory structures	\$100 00
New one (1) and two (2) family dwelling units/Additions	\$500 00 per unit
Interior alterations	\$150 00 per floor
Plan review for construction for multifamily, commercial, or institutional	
Non-roofed accessory structures	\$100 00
Roofed accessory structures	\$100 00
New structure/Additions	\$500 00 per floor
Interior alterations	\$300 00 per floor
Fire Department fire alarm review	\$200 00
Fire Department fire sprinkler review	\$400 00
Plan review - expedited plan review	200% of the original permit and plan review fee
Plan review - re-review of structural, electrical, plumbing and/or mechanical revisions after a permit has been issued	\$200 00
Re-inspection fee after the second inspection	\$100 00
Permit extensions after the permit expires	Half of the original permit fee excluding plan review fees
Work exceeding the approved plans/scope of the approved permitted construction documentation	200% of the original fee, minimum of \$300 00
Work started without a permit	200% of the original fee, minimum of \$300 00
ZONING	
Map text amendment	\$675 00
Appeals	\$165 00
Construction necessitated variations after the commencement of construction	\$2,750 00
Planned development	\$2,000 00
Special use	\$675 00
Special use renewal	\$165 00
Variance	\$335 00



International Code Council 2020 Fall Square Foot Construction Cost Chart

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	250.39	241.91	235.63	226.10	212.32	206.18	218.83	197.45	190.33
A-1 Assembly, theaters, without stage	229.42	220.94	214.66	205.12	191.35	185.21	197.86	176.48	169.35
A-2 Assembly, nightclubs	196.13	190.29	185.62	178.02	167.82	163.20	171.70	151.89	146.71
A-2 Assembly, restaurants, bars, banquet halls	195.13	189.29	183.62	177.02	165.82	162.20	170.70	149.89	145.71
A-3 Assembly, churches	232.04	223.57	217.29	207.75	194.34	189.19	200.49	179.48	172.35
A-3 Assembly, general, community halls, libraries, museums	194.17	185.69	178.41	169.87	155.09	149.96	162.61	140.23	134.10
A-4 Assembly, arenas	228.42	219.94	212.66	204.12	189.35	184.21	196.86	174.48	168.35
B Business	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
E Educational	212.03	204.70	198.82	190.25	177.27	168.29	183.70	155.00	150.26
F-1 Factory and industrial, moderate hazard	119.53	113.92	107.38	103.45	92.64	88.38	99.02	76.33	71.73
F-2 Factory and industrial, low hazard	118.53	112.92	107.38	102.45	92.64	87.38	98.02	76.33	70.73
H-1 High Hazard, explosives	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	N.P.
H234 High Hazard	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	64.20
H-5 HPM	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
I-1 Institutional, supervised environment	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
I-2 Institutional, hospitals	338.94	331.56	325.08	315.82	299.46	N.P.	308.77	279.79	N.P.
I-2 Institutional, nursing homes	235.48	228.11	221.62	212.37	197.49	N.P.	205.32	177.82	N.P.
I-3 Institutional, restrained	230.03	222.65	216.17	206.91	192.77	185.64	199.86	173.11	164.69
I-4 Institutional, day care facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
M Mercantile	146.21	140.37	134.70	128.11	117.54	113.93	121.78	101.61	97.44
R-1 Residential, hotels	201.71	194.86	188.87	181.59	166.56	162.04	181.74	150.09	145.40
R-2 Residential, multiple family	168.94	162.09	156.10	148.82	135.04	130.52	148.97	118.57	113.88
R-3 Residential, one- and two-family ^a	157.40	153.13	149.31	145.53	140.33	136.62	143.14	131.34	123.68
R-4 Residential, care/assisted living facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
S-1 Storage, moderate hazard	110.77	105.15	98.62	94.69	84.11	79.85	90.26	67.81	63.20
S-2 Storage, low hazard	109.77	104.15	98.62	93.69	84.11	78.85	89.26	67.81	62.20
U Utility, miscellaneous	85.53	80.63	75.42	72.03	64.67	60.42	68.74	51.21	48.79

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$22.45 per sq. ft.

Village of Oak Park Water & Sewer Division 2021 Schedule of Water Service Cost and Fees

Water Main Service Connections

Physical service tap of water main (1", 1-1/2" & 2") will be performed by Oak Park personnel. Includes tapping sleeve, corporation, curb stop & B-box. Copper furnished by contractor. Contractor to excavate at water main with proper shoring and protected work area.

Water Main Service Tapping Fee

Taps larger than 2" shall be performed by the contractor, under the direct supervision of Oak Park. Applies for all new projects. New services shall be inspected from main to interior shut off valve.

4" and larger DIWM shall have 2 hr. pressure test with no pressure loss and chlorinated, with two consecutive 24hr Bac-T samples. Concrete valve vaults are required at all water main connections.

1 Inch	\$ 900.00	6 Inch	\$ 1,900.00
1.5 Inch	\$ 1,150.00	8 Inch	\$ 2,100.00
2 Inch	\$ 1,400.00	10 Inch	\$ 2,250.00
4 Inch	\$ 1,600.00	12 Inch	\$ 2,250.00

Curb Stops, Service Lines and B-boxes

(Mueller #H-15204 flare x flare Curb Stop standard. Type-K copper service furnished by Contractor.)

1"	\$105.00	1.5"	\$225.00	2"	\$305.00	B-box	\$65.00
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Water Service Upgrade Costs / Lead Abatement Program (Replacement of lead service only)

Standard Water Service Upgrade (WSU) includes 1" service tap, 1" copper service, 1" curb stop and new B-box. Requests for larger sizes will include charges for increase in material costs.

SIZE	NEW SERVICE Permit Fee = \$250.00		WATER SERVICE UPGRADE Repair/Replace Permit Fee = \$200.00		
	TAP	CURB STOP	TAP	CURB STOP SHORT SIDE	CURB STOP LONG SIDE
1"	\$ 900.00	\$ 170.00	\$ -	\$ -	\$ -
1.5"	\$ 1,150.00	\$ 290.00	\$ 250.00	\$ 180.00	\$ 240.00
2"	\$ 1,400.00	\$ 370.00	\$ 500.00	\$ 360.00	\$ 520.00

All upgraded water services will require a new water meter.

* Permit Fees waived for Emergency Leak Repairs per Ord. 26-1-14.

New Water Meter Costs

All meters shall be Neptune with e-coder R900i type registers purchased from the Village.

Compound Meters requires full size strainers mounted before the meter (included).

Meter + Connectors	T-10 Disc Meter	Mach 10 Ultrasonic
5/8"	\$280.00	n/a
3/4"	\$365.00	n/a
1"	\$455.00	n/a
1.5"	\$800.00	\$950.00
2"	\$1,075.00	\$1,267.00

COMPOUND METERS Meter, Strainer + Connectors	
2"	\$2,955.00
3"	\$4,540.00
4"	\$6,250.00
6"	\$10,275.00

Any other meters will require special pricing.

Specification sheet for all meters are available from Oak Park Public Works upon request.

