

CONSTRUCTION AND DEVELOPMENT SERVICES FEES

BUILDING, MECHANICAL, ELECTRICAL, PLUMBING AND MICELLANEOUS PERMITS, PLAN REVIEW, INSPECTIONS, AND LICENSING FEES

- A. Technology fee
 - 1. A surcharge of 10%(0.10) shall be added to all fees in this section except those listed under item H. Licenses and Registrations Fees
- B. Permit Processing Fee
 - 1. A permit processing fee of \$40 shall be added for each permit issued with exceptions as noted by an asterisk (*).
- C. *Plan Review Fees
 - 1. Building plan review fee of \$0.04 per square foot of building floor area or a minimum fee of \$50.
 - 2. Mechanical plan review fee of \$0.01 per square foot of building floor area or a minimum fee of \$50.
 - 3. Electrical plan review fee of \$0.01 per square foot of building floor area or a minimum fee of \$50.
 - 4. Fire suppression plan review fee of \$0.01 per square foot of building floor area or a minimum fee of \$50.
 - 5. Fire alarm plan review fee of \$0.01 per square foot of building floor area or a minimum fee of \$50.
 - 6. Plumbing plan review fee is a minimum of \$50, plus in buildings over 5,000 square feet, an additional \$0.01 per square foot fee for the room(s) where plumbing is installed.
 - 7. Permit by appointment fee of \$250 plus the standard plan review fees above.
 - 8. Express Review
 - 0 to 3,000 square feet, \$3,000
 - 3,001 to 10,000 square feet, \$5,000
 - 10,001 to 50,000 square feet, \$10,000
 - Over 50,001 square feet, \$15,000
 - Plus 2 times the building plan review fee above
 - 9. Plan review fee of \$50 for prototype plans previously reviewed.
 - 10. Drainage plan review (Public Works) fee of \$50.

D. Permit Fees –

The following fees include the total permit fees for all Mechanical, Electrical, Plumbing, and Fire Protection construction for the entire project.

Each project shall have a designated responsible party who shall be responsible for payment of the permit fees for all the construction work involved in the project; and the responsible party shall pay all the permit fees at the time the first permit is issued.

Subsequent trade permits will be issued as required for Mechanical, Electrical, Plumbing, and Fire Protection construction to the required licensed or registered contractors and no additional fee will be charged for these subsequent permits when the work was previously included in the original permit obtained by the responsible party.

For the purpose of determining permit fees, “total reported value” shall include structural, electrical, plumbing, mechanical, interior finish and normal site preparation including all labor, materials (including finish work), contractor overhead and profit, grading, retaining walls, paving, and other site work, and any demolition work unless such work was included in other permits issued by the Department.

- 1. Residential Permit Fees – for detached one (1) and two (2) family dwellings and townhouses not more

than three stories above-grade in height with a separate means of egress and their accessory structures constructed under the International Residential Code.

- a. New Construction fee of 0.5% (0.005) of calculated construction value which is calculated using the ICC Building Valuation Data Report published in August 2011 or a minimum fee of \$10. (NOTE: Separate permits for trade work are still required however, there are no fees.)
- b. Alterations/Remodels and Additions fee of 0.5% (0.005) of total reported value, including labor and materials, or a minimum fee of \$10. (Both building and trade permits are calculated this way.)
- c. Replacements of mechanical, electrical, and plumbing devices fee of 0.5% (0.005) of total reported value, including labor and materials, or a minimum fee of \$10.
- d. Building demolition fee of 0.5% (0.005) of reported costs or a minimum fee of \$10.
- e. *Foundation only, underground, temporary, and utility permits prior to issuance of full permit, \$50.

2. Commercial/Multifamily(3 or more units excluding townhouses) Permit Fees

- a. New Construction fee of 1% (0.01) of calculated construction value which is calculated using the ICC Building Valuation Data Report published in August 2011 or a minimum fee of \$20. (NOTE: Separate permits for trade work are still required however, there are no fees.)
- b. Alterations/Remodels and Additions fee of 1% (0.01) of total reported value, including labor and materials, or a minimum fee of \$20. (Both building and trade permits are calculated this way.)
- c. Replacements of mechanical, electrical, and plumbing devices fee of 1% (0.01) of total reported value, including labor and materials, or a minimum fee of \$20.
- d. Building demolition fee of 1% (0.01) of reported costs or a minimum fee of \$20.
- e. *Foundation only, underground, temporary, and utility permit prior to issuance of full permit, \$100.
- f. *Interior demolition permit prior to building permit issuance fee of \$40.

3. *Change of Occupancy/Use with no work requiring any other building permits fee of \$40.

4. Miscellaneous Permit Fees

- a. Moving structure permit fee of \$100.
- b. Pool Permit fee of 0.5% (0.005) of reported value.
- c. Carnival and amusement devices permit (includes building and electrical inspections if necessary) fee of \$100.
- d. Tent/canopy permits with or without electrical supply, \$20.
- e. Siding Permit, \$10
- f. Reconnection of electrical service, \$10.

E. *Inspections and Re-Inspection Fees

1. Inspections not covered by a permit fee of \$40.
2. Re-Inspections required by faulty or incomplete work or for advice, \$40.
3. Parking lot inspection fee (Public Works), \$50.

F. Sign Permits

1. Freestanding, monument, pylon and billboard signs fee of \$50 with an additional \$0.20 per square foot over 50 square feet plus 1% (0.01) of reported costs for any electrical work or a minimum fee of \$20.
2. Wall signs and painted signs fee of \$25 plus 1% (0.01) of reported costs for any electrical work or a minimum fee of \$20.
3. Alteration of sign face fee of \$10 plus 1% (0.01) of reported costs for any electrical work or a minimum fee of \$20.
4. Replacement of panel fee of \$10 plus 1% (0.01) of reported costs for any electrical work or a minimum fee of \$20.

G. Penalties

1. When a permit is required by the building codes adopted by the City of Rockford, and work is started or proceeded with, prior to obtaining said permit, the fees shall be doubled, or shall not be less than \$250. This penalty may be waived by the building official if the person in violation has not obtained a permit in the last year and is performing work on their owner occupied property. For the second offense within a twelve (12) month period, starting or proceeding with the work prior to obtaining a permit, the fees shall be doubled, or shall not be less than \$500 plus an additional fee of \$500 shall be paid for each day work continued without said permit. For the third such instance within a twelve (12) month period, the fees shall be tripled, but shall not be less than \$750 plus an additional fee of \$750 shall be paid for each day work continued without said permit. For the fourth such instance within a twelve (12) month period, the offender shall be prosecuted by the City of Rockford Legal Department as permitted by State Law. The payment of such fees shall not relieve any person from complying with the requirements of the building codes or from any penalties prescribed therein.

H. *Licenses and Registrations Fees

1. Annual electrical contractor registration, \$25 (regulated by State statute).
2. Mechanical license fee:
 - a. Each classification, \$50 (regulated by State statute).
 - b. Annual active status renewal, each class, \$50 (regulated by State statute).
 - c. Annual inactive status renewal, each class, \$50.
3. Demolition contractor license
 - a. Class A, \$220 per year or any part thereof.
 - b. Class B, \$115 per year or any part thereof.
 - c. Class C, \$60 per year or any part thereof.
4. Tent erector contractor license, \$60.

I. Interpretations and Determinations of Fees

1. In accordance with section 104.1 of the ICC International Building Code, the building official shall have the authority to render interpretations of the code and to adopt policies and procedures in order to clarify the application of its provisions, including this fee schedule.
2. In accordance with section 108.3 of the ICC International Building Code, the applicant may be required to show detailed estimates of the work, and the final building permit value shall be set by the building official.

PLANNING AND ZONING FEES

TECHNOLOGY FEE: A surcharge of 10% (0.10) shall be added to all fees in this section, exceptions are noted with an asterisk "*".

ZONING MAP AMENDMENT

RE, R-1, R-1U, R-2	
Less than 1/2 acre	\$375
1/2-2 acres	\$450
2-5 acres	\$545
Plus \$25 for every acre or portion thereof over 5 acres	No maximum
R-3, R-4, PRD	
Less than 1/2 acre	\$550
1/2-2 acres	\$625
2-5 acres	\$650
Plus \$25 for every acre or portion thereof over 5 acres	No maximum

C-1, C-2, C-3, C-4, PMD	
Less than 1/2 acre	\$560
1/2-2 acres	\$635
2-5 acres	\$710
Plus \$40 for every acre or portion thereof over 5 acres	No maximum
I-1, I-2, I-3	
Less than 1/2 acre	\$660
1/2-2 acres	\$710
2-5 acres	\$775
Plus \$50 for every acre or portion thereof over 5 acres	No maximum
SPECIAL USE PERMIT	
RE, R-1, R-1U, R-2	
Less than 1/2 acre	\$375
1/2-2 acres	\$450
2-5 acres	\$545
Plus \$25 for every acre or portion thereof over 5 acres	No maximum
R-3, R-4, PRD	
Less than 1/2 acre	\$550
1/2-2 acres	\$625
2-5 acres	\$715
Plus \$25 for every acre or portion thereof over 5 acres	No maximum
C-1, C-2, C-3, C-4 PMD	
Less than 1/2 acre	\$560
1/2-2 acres	\$635
2-5 acres	\$735
Plus \$40 for every acre or portion thereof over 5 acres	No maximum
I-1, I-2, I-3	
Less than 1/2 acre	\$660
1/2-2 acres	\$710
2-5 acres	\$775
Plus \$50 for every acre or portion thereof over 5 acres	No maximum
MODIFICATION OF SPECIAL USE PERMIT	\$365
APPEAL OF ZONING OFFICER DETERMINATION	\$400
RENEWAL OF SPECIAL USE PERMIT	\$365
VARIATION	
RE, R-1, R-1U, R-2	\$300
R-3, R-4, PRD	\$360
C-1, C-2, C-3, C-4, PRD	\$450
I-1, I-2, I-3	\$500
ZONING TEXT AMENDMENT	\$350

FASTRAC ZONING APPLICATION: Accepted one week from standard filing deadline.

FasTrac zoning applications shall include a one hundred percent (100%) surcharge on the application fee. All filing fees include publication costs, unless the publication costs exceed one-third (1/3) of the

filing fee, in which case, the amount of the publication cost that is in excess of two-thirds (2/3) of the filing fee shall be billed to the applicant by the Zoning Office on or before the date of the Zoning Board of Appeals meeting for which the notice was published and shall be due and payable within ten (10) days. The City Council may refuse to take action on an application for which additional publication costs have not been paid.

COMBINED ZONING APPLICATIONS: The fee for a combined application shall be the single highest fee, of any one of the individual zoning requests within the combined application.

FILING FEE EXEMPTIONS OR REFUNDS FOR ZONING APPLICATIONS: Exemptions or refunds from required filing fees shall be authorized only in accordance with the following provisions:

- A. Whenever the applicant is a department, division or office of the City of Rockford, then no application filing fee shall be required.
- B. Whenever an application has been accepted in error, then the situation shall be explained to the Zoning Board of Appeals and the Board may direct the filing fee be refunded to the applicant.
- C. In those situations not covered by the provisions of Subsections A and B, above, City Council, by adoption of a Resolution, may direct the Zoning Officer to accept an application without requiring payment of the filing fee, or direct the filing fee to be refunded.
- D. No zoning application fee shall be charged to any property owner who is required to file a zoning application to add a parking area on the property when the need for the parking area is caused by the City removing parking from an adjacent arterial or collector street.

ZONING VERIFICATION LETTERS	\$ 60
*ANNUAL BILLBOARD LICENSE	\$100
*ANNUAL BILLBOARD LICENSE (Electronic Message Board)	\$500
DUMPSTER ENCLOSURE PERMIT	\$ 60
FENCE PERMITS	
RE, R-1, R-1U, R-2	\$ 40
R-3, R-4	\$ 50
C-1, C-2, C-3, C-4	\$100
I-1, I-2, I-3	\$130
HOME OCCUPATION PERMITS	
Initial Permit	\$ 80
Renewal	\$ 40
PARKING LOT PERMITS: Valuation of:	
\$1,000 - \$10,000	\$250
\$10,001 - \$20,000	\$500
\$20,000 +	\$500 plus \$5 for every \$1,000 valuation over \$20,000
SITE PLAN / USE REVIEW: Commercial, Industrial & Multi-family	\$ 50

(interior remodel, additions and building changes)

SITE PLAN / USE REVIEW: Commercial, Industrial & Multi-family (new) \$100

SITE PLAN / USE REVIEW (1 & 2 Family)

1 & 2 Family Review (new construction) \$ 50

1 & 2 Family Review (alteration, addition, deck, shed, pool) \$ 20

PERFORMANCE REVIEW \$150

TEMPORARY SIGN PERMIT (Light, Pole, Banner and Other) \$ 30

SUBDIVISIONS

A. Tentative plat review fees

1. Single-family and two-family subdivisions \$520 plus \$10/lot
2. All other subdivisions \$520 plus \$50/acre
3. Public works review \$200
4. Re-Submittal fee (partial submittal) \$100

B. Revised tentative plat review fees

1. Single-family and two-family subdivisions \$520 plus \$10/lot
2. All other subdivisions \$520 plus \$50/acre
3. Public works review \$200
4. Re-Submittal fee (partial submittal) \$100

C. Final plat review fees

1. Single-family and two-family subdivisions \$520 plus \$10/lot
2. All other subdivisions \$520 plus \$50/acre
3. Public works review \$200
4. Re-Submittal fee (partial submittal) \$100

D. Boundary map amendment

1. Single-family and two-family subdivisions \$520 plus \$10/lot
2. All other subdivisions \$520 plus \$50/acre
3. Public works review \$200
4. Re-Submittal fee (partial submittal) \$100

E. *Construction Inspection Fees:

A construction inspection fee of 2.5% of public and certain private infrastructure costs, (including but not limited to public water, storm sewer, detention requirements, street lights, sidewalks, bike paths, street trees) shall be required at the time of the City Engineer's plat signature.

Building Valuation Data – August 2011

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2012. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2009 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and

does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB
 Area: 1st story = 8,000 sq. ft.
 2nd story = 8,000 sq. ft.
 Height: 2 stories
 Permit Fee Multiplier = 0.0075
 Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$147.38/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$147.38/sq. ft x 0.0075
= \$17,686

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c, d}

Group (2009 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	213.26	206.02	200.72	191.95	180.03	175.03	185.14	164.60	157.61
A-1 Assembly, theaters, without stage	195.09	187.85	182.55	173.78	161.91	156.91	166.97	146.48	139.49
A-2 Assembly, nightclubs	164.78	160.08	155.65	149.42	140.29	136.53	143.89	127.27	122.52
A-2 Assembly, restaurants, bars, banquet halls	163.78	159.08	153.65	148.42	138.29	135.53	142.89	125.27	121.52
A-3 Assembly, churches	197.06	189.82	184.52	175.75	163.84	158.84	168.94	148.41	141.42
A-3 Assembly, general, community halls, libraries, museums	165.45	158.21	151.91	144.14	131.22	127.22	137.33	115.79	109.80
A-4 Assembly, arenas	194.09	186.85	180.55	172.78	159.91	155.91	165.97	144.48	138.49
B Business	166.35	160.31	154.97	147.38	133.73	128.86	141.26	117.56	112.00
E Educational	176.39	170.31	165.24	157.71	146.90	139.05	152.20	127.81	123.47
F-1 Factory and industrial, moderate hazard	98.83	94.20	88.53	85.28	76.18	72.96	81.58	62.78	59.05
F-2 Factory and industrial, low hazard	97.83	93.20	88.53	84.28	76.18	71.96	80.58	62.78	58.05
H-1 High Hazard, explosives	92.63	88.00	83.32	79.08	71.17	66.94	75.38	57.76	N.P.
H234 High Hazard	92.63	88.00	83.32	79.08	71.17	66.94	75.38	57.76	53.03
H-5 HPM	166.35	160.31	154.97	147.38	133.73	128.86	141.26	117.56	112.00
I-1 Institutional, supervised environment	166.45	160.61	156.13	149.36	137.18	133.55	145.57	123.08	118.71
I-2 Institutional, hospitals	279.74	273.70	268.36	260.77	246.24	N.P.	254.66	230.07	N.P.
I-2 Institutional, nursing homes	194.86	188.82	183.48	175.89	162.52	N.P.	169.77	146.35	N.P.
I-3 Institutional, restrained	189.53	183.49	178.15	170.56	158.15	152.28	164.45	141.98	134.42
I-4 Institutional, day care facilities	166.45	160.61	156.13	149.36	137.18	133.55	145.57	123.08	118.71
M Mercantile	122.74	118.04	112.61	107.38	97.91	95.15	101.85	84.88	81.13
R-1 Residential, hotels	167.86	162.02	157.54	150.77	138.75	135.13	147.15	124.65	120.28
R-2 Residential, multiple family	140.76	134.93	130.44	123.67	112.32	108.70	120.72	98.22	93.85
R-3 Residential, one- and two-family	132.48	128.87	125.59	122.47	117.59	114.66	118.59	109.86	102.91
R-4 Residential, care/assisted living facilities	166.45	160.61	156.13	149.36	137.18	133.55	145.57	123.08	118.71
S-1 Storage, moderate hazard	91.63	87.00	81.32	78.08	69.17	65.94	74.38	55.76	52.03
S-2 Storage, low hazard	90.63	86.00	81.32	77.08	69.17	64.94	73.38	55.76	51.03
U Utility, miscellaneous	69.66	65.79	61.57	58.14	52.18	48.79	55.35	40.81	38.65

- Private Garages use Utility, miscellaneous
- Unfinished basements (all use group) = \$15.00 per sq. ft.
- For shell only buildings deduct 20 percent
- N.P. = not permitted