



Village of Oak Park Construction Fee(s)
Effective on January 1, ~~2018~~2019

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 .0284 (see International Code Council ("ICC") square foot construction cost chart)
Demolition of any structure, including right of way ("ROW") obstruction, water and sewer disconnection	\$.35 x SF \$1,000.00 Public Works ("PW") 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 SF construction cost x .006 .007
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 (door /window replacement, door replacement, tuck-pointing, re-drywalling, insulation installation and other applicable work)	\$85.00 150.00 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 SF construction cost x .006
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.)	\$250.00 300.00 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 SF construction cost x .006 .007
HEATING, VENTILATION, AIR CONDITIONING ("HVAC")	
Miscellaneous HVAC alterations, repairs, replacements and improvements (piping, venting, flue lining, fixtures 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 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 (include ROW opening permission and other)	\$200.00 \$1,000.00 PW restoration deposit, if applicable
Repair of a water service (include ROW opening permission and other applicable work). See PW material fees if applicable	\$200.00 \$1,000.00 PW restoration deposit, if applicable
New water service (include ROW opening permission and other applicable work). See PW material fees if applicable	\$250.00 \$1,500.00 PW restoration deposit, if applicable
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)	\$100.00 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
Special event activities:	
Temporary tent Temporary tent	\$100.00 per event
Temporary stages Temporary stages	\$100.00 per each stage
PUBLIC WORKS	
ROW restoration deposit (or another amount as deemed necessary by the Village Engineer)	\$1,000.00
Banners	\$100.00
ROW parkway construction related openings (landscaping, lawn irrigation, driveway aprons and other applicable work)	\$100.00 \$500.00 deposit
<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 25' measured linear, per day, with a maximum 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 or \$400.00 per whole block
Service disconnect - water or sewer (including ROW opening permission and other applicable work)	\$200.00 each \$1,000.00 PW restoration deposit, if applicable
Water meters and B-box, sleeve, corporation cock and other miscellaneous parts	Reimbursement of Village costs
Water connection (PW to tap/connection for services up to 2")	Includes sleeve and corporation cock
3" tap	\$1,300.00
4" tap	\$1,600.00
6" tap	\$1,900.00
8", 10", 12", 16" tap	\$2,100.00



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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	\$500.00 per unit
Interior alterations	\$150.00 per floor
Additions	\$400.00 per floor
Plan review for construction for multifamily, commercial, or institutional	
Non-roofed accessory structures	\$100.00
Roofed accessory structures	\$100.00
New structure	\$500.00 per floor
Interior alterations	\$300.00 per floor
Additions	\$500.00 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	300% of the original fee, minimum of \$400.00
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



ICC 2018 Square Foot Construction Costs ^{a, b, c, d}

Construction Type	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
Use Group									
A-1 Assembly, theaters, with stage	233.95	225.89	220.42	211.39	198.92	193.15	204.70	181.63	174.97
A-1 Assembly, theaters, without stage	214.40	206.35	200.88	191.84	179.53	173.76	185.16	162.23	155.58
A-2 Assembly, nightclubs	182.86	177.56	173.06	166.05	156.54	152.22	160.22	141.73	136.94
A-2 Assembly, restaurants, bars, banquet halls	181.86	176.56	171.06	165.05	154.54	151.22	159.22	139.73	135.94
A-3 Assembly, churches	216.47	208.41	202.95	193.91	181.79	176.02	187.23	164.50	157.85
A-3 Assembly, general, community halls, libraries, museums	180.57	172.51	166.04	158.00	144.89	140.11	151.32	127.59	121.94
A-4 Assembly, arenas	213.40	205.35	198.88	190.84	177.53	172.76	184.16	160.23	154.58
B Business	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	111.86	106.71	100.58	96.68	86.77	82.81	92.61	72.75	68.09
F-2 Factory and industrial, low hazard	110.86	105.71	100.58	95.68	86.77	81.84	91.61	72.75	67.09
H-1 High-hazard, explosives	404.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	0.00
H-2, -3, -4 High-hazard	404.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	61.12
H-5 High-hazard, hazardous production materials	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
I-1 Institutional, supervised environment	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
I-2 Institutional, hospitals	314.17	307.27	301.34	292.67	277.18	0.00	286.18	258.79	0.00
I-2 Institutional, nursing homes	217.67	210.77	204.84	196.17	182.68	0.00	189.68	164.29	0.00
I-3 Institutional, restrained	212.42	205.52	199.59	190.92	177.93	171.25	184.43	159.54	151.71
I-4 Institutional, day care facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
M Mercantile	136.25	130.95	125.45	119.44	109.43	106.11	113.60	94.63	90.83
R-1 Residential, hotels	189.35	182.99	177.74	170.33	156.80	152.58	170.42	140.62	136.29
R-2 Residential, multiple family	158.84	152.48	147.23	139.81	127.05	122.83	139.91	110.87	106.54
R-3 Residential, one- and two-family	148.17	144.14	140.42	136.00	131.89	128.41	134.60	123.40	116.15
R-4 Residential, care/assisted living facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
S-1 Storage, moderate-hazard	103.68	98.53	92.40	88.50	78.80	74.84	84.43	64.78	60.12
S-2 Storage, low-hazard	402.68	97.53	92.40	87.50	78.80	73.84	83.43	64.78	59.12
U Utility and miscellaneous	80.38	75.90	71.16	67.61	60.99	57.00	64.60	48.23	45.92

Notes:

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



ICC Fall 2018 Construction Costs

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
				216.6	203.7		209.8	186.1	
A-1 Assembly, theaters, with stage	239.41	231.54	226.03	7	4	197.86	2	1	179.13
A-1 Assembly, theaters, without stage	219.07	211.20	205.68	196.3	183.6		189.4	166.0	
				3	5	177.76	8	1	159.03
				170.9	161.1		164.9	145.8	
A-2 Assembly, nightclubs	188.23	182.77	178.14	3	3	156.68	2	8	140.94
A-2 Assembly, restaurants, bars, banquet halls	187.23	181.77	176.14	169.9	159.1		163.9	143.8	
				3	3	155.68	2	8	139.94
				197.3	185.9		190.4	168.3	
A-3 Assembly, churches	220.05	212.18	206.66	1	9	180.11	6	6	161.38
A-3 Assembly, general, community halls, libraries, museums	185.05	177.18	170.67	162.3	148.5		155.4	131.0	
				1	8	143.75	6	0	125.02
				195.3	181.6		188.4	164.0	
A-4 Assembly, arenas	218.07	210.20	203.68	3	5	176.76	8	1	158.03
				170.5	155.9		164.0	137.0	
B Business	192.02	185.04	179.30	6	3	150.11	1	0	131.05
				177.3	165.3		171.2	144.3	
E Educational	197.52	190.73	185.77	2	2	156.97	3	9	140.26
F-1 Factory and industrial, moderate hazard	114.08	108.82	102.59	98.59	88.51	84.45	94.44	74.21	69.43
F-2 Factory and industrial, low hazard	113.08	107.82	102.59	97.59	88.51	83.45	93.44	74.21	68.43
H-1 High Hazard, explosives	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	0.00
H234 High Hazard	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	62.30
				170.5	155.9		164.0	137.0	
H-5 HPM	192.02	185.04	179.30	6	3	150.11	1	0	131.05
				171.9	158.3		171.9	141.8	
I-1 Institutional, supervised environment	191.30	184.81	179.46	0	6	154.06	9	6	137.45
				299.7	284.1		293.2	265.2	
I-2 Institutional, hospitals	321.25	314.27	308.52	8	7	0.00	4	4	0.00
				201.5	187.8		194.9	168.9	
I-2 Institutional, nursing homes	222.99	216.01	210.27	2	9	0.00	8	6	0.00
				196.8	183.4		190.2	164.5	
I-3 Institutional, restrained	218.28	211.30	205.55	1	3	176.62	7	0	156.55
				171.9	158.3		171.9	141.8	
I-4 Institutional, day care facilities	191.30	184.81	179.46	0	6	154.06	9	6	137.45
				122.9	112.6		116.9		
M Mercantile	140.27	134.81	129.18	6	8	109.23	5	97.44	93.50
				173.6	159.8		173.7	143.3	
R-1 Residential, hotels	193.08	186.60	181.24	8	9	155.58	7	9	138.97
				142.5	129.5		142.6	113.0	
R-2 Residential, multiple family	161.95	155.46	150.10	4	2	125.22	4	2	108.61
				139.6	134.5		137.2	125.8	
R-3 Residential, one- and two-family	151.10	146.99	143.20	1	0	130.95	7	5	118.45
				171.9	158.3		171.9	141.8	
R-4 Residential, care/assisted living facilities	191.30	184.81	179.46	0	6	154.06	9	6	137.45
S-1 Storage, moderate hazard	105.73	100.48	94.25	90.25	80.38	76.32	86.10	66.08	61.30
S-2 Storage, low hazard	104.73	99.48	94.25	89.25	80.38	75.32	85.10	66.08	60.30
U Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

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Notes:

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