



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 .006007
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 .0076
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 .006007
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
• 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)	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
• ROW obstruction (sidewalk blockage, pedestrian protection and other applicable work (per 25' measured linear, per day, with a maximum of 30 days)	
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 <u>roofed accessory</u> 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 <u>multifamily</u> , 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

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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	81.81	91.61	72.75	67.09
H-1 High-hazard, explosives	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	0.00
H-2, -3, -4 High-hazard	104.68	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	102.68	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
A-1 Assembly, theaters, with stage	239.41	231.54	226.03	216.67	203.74	197.86	209.82	186.11	179.13
A-1 Assembly, theaters, without stage	219.07	211.20	205.68	196.33	183.65	177.76	189.48	166.01	159.03
A-2 Assembly, nightclubs	188.23	182.77	178.14	170.93	161.13	156.68	164.92	145.88	140.94
A-2 Assembly, restaurants, bars, banquet halls	187.23	181.77	176.14	169.93	159.13	155.68	163.92	143.88	139.94
A-3 Assembly, churches	220.05	212.18	206.66	197.31	185.99	180.11	190.46	168.36	161.38
A-3 Assembly, general, community halls, libraries, museums	185.05	177.18	170.67	162.31	148.58	143.75	155.46	131.00	125.02
A-4 Assembly, arenas	218.07	210.20	203.68	195.33	181.65	176.76	188.48	164.01	158.03
B Business	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
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	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
H-5 HPM	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
I-1 Institutional, supervised environment	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
I-2 Institutional, hospitals	321.25	314.27	308.52	299.78	284.17	0.00	293.24	265.24	0.00
I-2 Institutional, nursing homes	222.99	216.01	210.27	201.52	187.89	0.00	194.98	168.96	0.00
I-3 Institutional, restrained	218.28	211.30	205.55	196.81	183.43	176.62	190.27	164.50	156.55
I-4 Institutional, day care facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
M Mercantile	140.27	134.81	129.18	122.96	112.68	109.23	116.95	97.44	93.50
R-1 Residential, hotels	193.08	186.60	181.24	173.68	159.89	155.58	173.77	143.39	138.97
R-2 Residential, multiple family	161.95	155.46	150.10	142.54	129.52	125.22	142.64	113.02	108.61
R-3 Residential, one- and two-family	151.10	146.99	143.20	139.61	134.50	130.95	137.27	125.85	118.45
R-4 Residential, care/assisted living facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	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