

## ADMINISTRATION, ENFORCEMENT, FEES AND PENALTIES

### Chapter 15.101

#### ADMINISTRATION, ENFORCEMENT, FEES AND PENALTIES<sup>7</sup>

##### Sections:

15.101.010	Administration provisions adopted.
15.101.020	Applicability. (REMOVED)
15.101.030	Ordinary repairs. (REMOVED)
15.101.040	Installation of service equipment. (REMOVED)
15.101.050	Maintenance. (REMOVED)
15.101.060	Change in existing use. (REMOVED)
15.101.070	Existing structures. (REMOVED)
15.101.080	Department of building inspection. (REMOVED)
15.101.090	Duties and powers of building commissioner. (REMOVED)
15.101.100	Approval. (REMOVED)
15.101.110	Inspection (REMOVED)
15.101.120	Right of entry. (REMOVED)
15.101.130	Application for permit. (REMOVED)
15.101.140	Permits. (REMOVED)
15.101.150	Conditions of permits.
15.101.160	Demolition of structures. (REMOVED)
15.101.170	Moved structures. (REMOVED)
15.101.190	Certificate of use and occupancy. (REMOVED)
15.101.200	Posting structures. (REMOVED)
15.101.210	Violations. (REMOVED)
15.101.220	Stop work order. (REMOVED)
15.101.230	Unsafe structures. (REMOVED)
15.101.240	Emergency measures. (REMOVED)
15.101.250	Board of survey. (REMOVED)
15.101.260	Board of appeals. (REMOVED)
15.101.270	Architectural, engineering and contractor services. (REMOVED)
15.101.280	Validity. (REMOVED)

##### **15.101.010 Administration Provisions Adopted.**

The provisions of Chapter 1, "Administration" of the 2003 International Building Code issued by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills IL 60478, not less than three (3) copies of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty days, are hereby adopted as the administrative provisions of the St. Charles Building Code as described herein, with the following amendments:

##### ***Section 101: Amend Sections 101.1, 101.2, 101.4.1, and 101.4.4 to read as follows:***

**101.1 Title.** Chapters 15.04, 15.08, 15.20, 15.36 and 15.101 of Title 15 of the St. Charles Municipal Code, including the state and national codes adopted therein by reference, shall be known and may be cited as the "St. Charles Building Code," hereinafter referred to as "this Code."

**101.2 Scope.** The provisions of this Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building and structure and any appurtenances connected or attached to such buildings or structures, except as such matters are otherwise more specifically provided for in other ordinances or statutes.

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**101.4.1 Electrical.** The provisions of the 2002 edition of the National Electrical Code, NFPA 70, issued by the National Fire Protection Association, Inc., One Batterymarch Park, Quincy, Massachusetts 02269 (hereinafter sometimes referred to as the “NEC”), with amendments as contained in Section 15.04.040, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. Where the 2003 IBC refers to the ICC Electrical Code, the NEC shall be substituted.

**101.4.4 Plumbing.** The provisions of the 1998 Edition of the Illinois Plumbing Code compiled by the Illinois Department of Public Health, with amendments as adopted in Section 15.04.050, shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of Section 13.12.235 “Private sewage disposal systems requirements generally” of the St. Charles Municipal Code shall apply to private sewage disposal systems. Where the 2003 IBC refers to the International Plumbing Code, the Illinois Plumbing Code as adopted in Section 15.04.050 shall be substituted.

**Section 102: Amend Section 102.2 to read as follows and add sections 102.7 and 102.8, as follows:**

**102.2 Other laws.** The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law. The provisions of this Code shall apply whether or not the property as defined in the Condominium Property Act (765 ILCS 605/1 et seq.), is subject to the act.

**102.7 Matters Not Provided For.** Any requirement essential for structural, fire or sanitary safety or an existing or proposed building or structure, or essential for the safety of the occupants thereof, and which is not specifically covered by this Code, shall be determined by the Building and Zoning Commissioner.

**102.8 Other Chapters.** When the provisions specified in this Code for health, safety and welfare are more restrictive than other provisions of the St. Charles Municipal Code, this Code shall control; when the other provisions of the St. Charles Municipal Code are more restrictive than the provisions of this Code, the other provisions of the St. Charles Municipal Code shall control.

**Section 103: Delete all of Section 103 and substitute a new Section 103, “Building and Zoning Division” therefor:**

### **Section 103 Building and Zoning Division**

**103.1 Building and Zoning Division.** The Building and Zoning Division is created within the Department of Community Development and the executive official in charge thereof shall be known as the Building and Zoning Commissioner.

**103.2 Organization.** The Building and Zoning Commissioner shall request employment of technical assistants, inspectors and other employees as shall be necessary for the administration of this Code and as authorized by the Director of Community Development.

**103.3 Assistant(s) to Building and Zoning Commissioner.** The Building and Zoning Commissioner, subject to the approval of the Director of Community Development, may designate an employee(s) as his assistant(s) who shall exercise all the powers of the Building and Zoning Commissioner during his temporary absence or disability.

**103.4 Conflict of Interest.** The Building and Zoning Commissioner or any of his employees shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances

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for the construction, alteration or maintenance of any building within the City, or the preparation of plans or of specifications therefor, unless he or she is the owner of the building; nor shall such officer or employee engage in any work which could conflict with his official duties or with the interests of the City, without the consent and/or direction of the Director of Community Development.

**103.7 Interdepartmental Cooperation.** The assistance and cooperation of the police, fire, finance and public works departments shall be available to the Building and Zoning Commissioner as required in the performance of his duties.

*Section 105: Amend paragraphs 105.3.2 and 105.4 to read as follows, and add paragraphs 105.8 and 105.9, as follows:*

**105.3.2 Time Limitation of Application.** An application for a permit for any proposed work shall be deemed to have been abandoned ninety days after date of filing, unless such application has been diligently prosecuted or a permit shall have been issued; except that for reasonable cause, the Building and Zoning Commissioner may grant one or more extensions of time for additional periods not exceeding ninety days each. The extension shall be requested in writing and reasonable cause demonstrated.

**105.4 Validity of Permit.** Every permit shall become invalid unless the work authorized by such permit is commenced within ninety days after its issuance, or if work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced; provided, that, for cause, one or more extension of time, for period not exceeding ninety days each, may be allowed by application, in writing, to the Building and Zoning Commissioner. Lack of request for inspections shall constitute abandonment of work. In no case shall a permit be valid for a longer period of time than two years.

**105.8 Transfer of Permit.** A permit may not be transferred by the person to whom it is issued, to another person, without the written approval of the Building and Zoning Commissioner.

**105.9 Failure to Obtain a Permit.** If any person commences any work on a building or structure before obtaining the necessary permit from the building department, he shall be subject to the penalty prescribed in this chapter. Where work is commenced before a permit is obtained, the permit fees set forth in Section 15.101.150 shall be doubled.

*Section 106: Add Sections 106.1.4, 106.2.1, 106.6, 106.6.1, 106.7, and 106.8 as follows:*

**106.1.4 Copies.** The Building Commissioner shall establish the number of copies of construction documents that are required for review by City officials and outside review agencies, and may require the applicant to submit the necessary number of copies prior to commencing review.

**106.2.1 Surveys.** All required boundary line surveys shall be made by a land surveyor licensed in Illinois. Upon completion of the foundation and prior to any construction beyond the foundation stage, a survey verifying the elevation of the top of the foundation, front, both sides, and the rear setbacks from their respective lot lines, signed and sealed by a registered Illinois land surveyor, shall be submitted to and approved by the Building and Zoning Commissioner.

**106.6 Special Professional Services.** When applications for unusual designs or magnitude of construction are filed, or where code reference standards and/or an applicable appendix require special architectural or engineering review or inspections, the Building and Zoning Commissioner may require one or both of the following special professional services:

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1. Full-time project representation by an architect or engineer in addition to that which is otherwise required. The project representative shall keep daily records and submit reports in writing as may be required by the Building and Zoning Commissioner.
2. Review of plans, specifications, calculations, or other information submitted by the permit applicant, by an architect or engineer selected by the Building and Zoning Commissioner.

**106.6.1 Determination of Special Requirement and Costs.** The special professional service requirement shall be determined prior to the issuance of the building permit and shall be a requisite for the permit issuance. Refusal by the applicant to provide such service as required by the Building and Zoning Commissioner shall result in the denial of the permit. All fees and costs related to the performance of special professional services shall be borne by the applicant and shall be paid prior to issuance of the final certificate of occupancy.”

**106.7 Certificate of Compliance with Code.** It is unlawful for any architect or structural engineer or professional engineer or other person permitted under the laws of the state to make drawings and plans, to prepare or submit to the Building and Zoning Commissioner, for his approval, any final drawings or plans for a structure which does not comply with the requirements of this Code. All drawings and plans submitted to the Building and Zoning Commissioner for approval for any building or structure, shall be accompanied by a certificate of the architect or structural engineer or professional engineer preparing such drawings and plans, that the drawings and plans comply with the requirements of this Code.

**106.8 Licensed Professionals.** When it is required that plans be prepared by a licensed professional, no plans shall be approved for permit unless such plans are signed and sealed by an architect licensed to practice architecture, as provided by the Illinois Architectural Act, or by a structural engineer licensed to practice professional engineering, as provided by the Illinois Structural Engineer Act, or by a registered engineer licensed to practice professional engineering as provided by the Illinois Professional Engineering Act; provided, however, that the person who signs and seals such plans shall be permitted to do so within the limitations of the particular act under which he is licensed to practice, and; provided further, that plans for installations which involve the design of or changes in the supporting structure or which materially affect the structural loadings must be signed and sealed by an architect or structural engineer duly licensed as aforesaid.

***Section 109: Delete Section 109.3.5 “Lath and gypsum board inspections” (including the Exception paragraph), and amend Section 109.5 “Inspection Requests” to read as follows:***

**109.5 Inspection Requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code. At least twenty-four hours' notice shall be given to the Building and Zoning Division by the permit holder for each required inspection.

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*Section 110: Add Section 110.5, as follows:*

**110.5 Grading Survey and As-Built Elevation Certification.**

1. Requirement: This section applies to single- and multi-family dwelling units and commercial structures. A topographical survey of the construction site, as finally graded, prepared, and certified by a professional land surveyor or a registered professional engineer, shall be submitted to demonstrate compliance with approved plans, and that adequate provisions for drainage have been constructed. This topographical survey shall depict the location of the structure and the grade elevations designed for the site. The "as-built" elevation contours shall be at one (1) foot increments minimum and shall provide sufficient detail to adequately determine the proper final grading of a parcel as determined by the City Engineer or his designee. Additionally, a registered professional engineer shall certify the final grading of the site is in substantial compliance with the approved grading plans.

2. Weather Conditions: When weather conditions prohibit the final grading of the site in accordance with the approved plans or prevents a survey from certifying the same, the City Engineer or his/her designee may allow occupancy provided the following conditions are met.

a. The site/building may be occupied safely without endangering life or public welfare.

b. A \$3,000 cash deposit or other suitable guarantee as determined by the City Engineer is posted for each lot where grading cannot be completed or verified. Occupancies allowed prior to completion of grading and verification of the same shall have a strict completion date as established by the City Engineer at the time of occupancy. The City shall return the guarantee for the full amount (no interest) after completion of the lot grading, submittal of a final survey and acceptance by the City inspector.

*Section 113: Amend paragraph 113.4 "Violation Penalties" to read as follows:*

**113.4 Violation Penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of an approved plan or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than fifty dollars nor more than seven hundred fifty dollars. Each day that a violation continues shall be deemed a separate violation. The imposition of a fine shall not preclude the Building Commissioner from instituting appropriate legal action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises or to stop an illegal act, conduct, business or use of a building or structure in or about any premises.

*Section 115: Add Sections 115.6, 115.7, 115.8 and 115.9 as follows:*

**115.6 Vacating Structures.** When, in the opinion of the building official, there is an actual and immediate danger of failure or collapse of a building or structure or any part thereof which would endanger life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the building official shall require the occupants to vacate the same forthwith. He shall cause to be posted at each entrance to such building a notice reading as follows: "This structure is unsafe and its use or occupancy has been prohibited by the Building and Zoning Commissioner, and it shall be unlawful for any person to enter such building or structure except for the purpose of making the required repairs or demolishing the same."

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**115.7 Temporary Safeguards.** When, in the opinion of the building official, there is actual and immediate danger of collapse or failure of a building or structure or any part thereof which would endanger life, he shall cause the necessary work to be done to render such building or structure or part thereof temporarily safe, and shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

**115.8 Costs of Emergency Repairs.** Costs incurred in the performance of emergency work shall be paid from the treasury of the jurisdiction on certificate of the duly authorized official and the legal authority of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe building or structure was located for the recovery of such costs.

**115.9 Closing Streets.** When necessary for the public safety, the duly authorized official may temporarily close sidewalks, streets, buildings and structures and places adjacent to such unsafe structures, and prohibit the same from being used.

*Add a Section 116 "Posting Structures" and sections 116.1 through 116.4, as follows:*

### **Section 116 Posting Structures**

**116.1 Posted Use and Occupancy.** Every building and structure and part thereof designed for business, factory and industrial, high hazard, mercantile, or storage use (use groups B, F, H, M and S) as defined in Article 2, shall be posted on all floors by the owner with a suitably designed placard in a form designated by the Building and Zoning Commissioner, which shall be securely fastened to the structure in a readily visible place, stating the use group, the fire grading, the live load and the occupancy load.

**116.2 Posted Occupancy Load.** Every room constituting a place of assembly shall have the occupancy load of the room posted in a conspicuous place, near the main exit from the room. Approved signs shall be maintained in a legible manner by the owner or his authorized agent. Signs shall be durable and shall indicate the number of occupants permitted for each room use.

**116.3 Replacement of Posted Signs.** All posting signs shall be furnished by the owner and shall be of permanent design; they shall not be removed or defaced, and if lost, removed or defaced, shall be immediately replaced.

**116.4 Periodic Inspection.** The Building and Zoning Commissioner and/or other duly authorized official may periodically inspect or cause to be inspected all existing buildings and structures, except one-family and two-family dwellings, for compliance with the law in respect to posting; or may accept the report of such inspection from an authorized licensed professional engineer or architect; and such inspection and report shall specify any violation of the requirements of this Code in respect to the posting of floor load, fire grading, occupancy load and use group of the building."

*Add a Section 117 "Demolition and Moving of Structures", as follows:*

### **Section 117 Demolition and Moving of Structures**

**117.1 Service Connections.** Before a permit is issued to demolish or move a structure, the owner or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer and other utilities. A permit to demolish or move a structure shall not be issued until verification is made by the utilities, confirming that their respective service connections and appurtenant equipment, such as meters, regulators, etc., have been removed or sealed and plugged in a safe manner.

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**117.2 Site Safety.** Whenever a structure is demolished or moved, the premises shall be maintained free from all unsafe or hazardous conditions by the erection of the necessary fencing to keep the public from entering the site. Unsafe materials shall be removed and established grades shall be restored as soon as practicable.

**117.3 Demolition Plan.** Prior to issuance of a demolition permit, a demolition plan shall be submitted including a plot plan showing the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain. The demolition plan shall include a description of methods used for demolition and removal and of the methods to be used to minimize potential impacts including noise, debris and dust.

*Add a Section 118 "Contractor Responsibility," as follows:*

**118.1 Contractor Responsibility.** The actual construction of the work shall be the responsibility of the general contractor as identified on the approved building permit. The general contractor shall execute all work in **accordance** with the approved construction documents, and shall execute and control all methods of construction in a safe and satisfactory manner in accordance with all applicable local, state, and federal statutes and regulations.

(Ord. 2004-M-65 § 1.)

**15.101.020 Applicability.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1996-M-53 § 33 ; Ord. 1983-M-25 § 1 (part).)

**15.101.030 Ordinary repairs.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

**15.101.040 Installation of service equipment.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

**15.101.050 Maintenance.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

**15.101.060 Change in existing use.**

Removed in its entirety. (Ord. 2004-M-65 § 1.)

**15.101.070 Existing structures.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

**15.101.080 Department of building inspection.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

**15.101.090 Duties and powers of building commissioner.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

**15.101.100 Approval.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

**15.101.110 Inspection.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

**15.101.120 Right of entry**

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Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

### 15.101.130 Application for permit.

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

### 15.101.140 Permits.

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

### 15.101.150 Permit and Inspection Fees.

A. Payment of Fees. All base fees shall be paid at the time of submittal of the permit application and plans. Other fees calculated from square footage, estimated cost, and other unit measures shall be paid prior to issuance of a permit. Additional fees and reimbursements that are incurred after issuance of a permit shall be paid prior to issuance of a certificate of occupancy. All permit fees are non-refundable.

B. Building Permit Fees. Permit fees for construction, alteration, demolition, installation, and other work as listed herein are established as follows:

1. New residential buildings:
  - a. Single family detached dwellings.
    - i. Base fee: one hundred twenty five (\$125.00) dollars.  
(Due at the time of submittal)
    - ii. \$0.27 cents per square foot of each level of building – including basement, garage, crawl space.
  - b. Single family attached dwellings – townhouse/duplex.
    - i. Base fee: one hundred twenty five (\$125.00) dollars.  
(Due at the time of submittal)
    - ii. \$0.27 cents per square foot of each level of building – including basement, garage, and crawl space.
  - c. Multi-family buildings-apartments/condominiums/mix use.
    - i. Base fee: three hundred seventy (\$370.00) dollars for the entire building. (Due at the time of submittal)
    - ii. \$0.42 cents per square foot for the first 10,000 square feet.
    - iii. From 10,001 square foot and above \$0.16 cents per square foot.
2. New industrial, business, commercial or other non-residential buildings:
  - a. Base fee: three hundred seventy (\$370.00) dollars for the entire building. (Due at the time of submittal)
  - b. \$0.42 cents per square foot for the first 10,000 square feet.
  - c. From 10,001 square foot and above \$0.15 cents per square foot.
3. Additions to existing buildings:
  - a. Residential:
    - i. Base fee: one hundred twenty five (\$125.00) dollars.  
(Due at the time of submittal)
    - ii. \$0.27 cents per square foot of each level of building – including basement, garage, and crawl space.
  - b. Industrial, business, commercial, or other non-residential buildings:
    - i. Base fee of three hundred seventy (\$370.00) dollars.  
(Due at the time of submittal)
    - ii. \$0.42 cents per square foot for the first 10,000 square feet.
    - iii. From 10,001 square feet and above \$0.16 cents per square foot.
4. Alterations to existing buildings:
  - a. Residential:

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- i. Base fee: one hundred twenty five (\$125.00) dollars.  
(Due at the time of submittal)
    - ii. For estimated cost of up to four thousand dollars, no additional fee.
    - iii. For estimated cost from four thousand dollars to twenty-four thousand dollars, six dollars and sixty cents (\$6.60) for each one thousand dollars or fraction thereof.
    - iv. For estimated cost in excess of twenty-four thousand dollars, three dollars (\$3.00) for each thousand dollars or fraction thereof.
  - b. Industrial, business, commercial, or other non-residential buildings.
    - i. Base fee: three hundred seventy (\$370.00) dollars.  
(Due at the time of submittal)
    - ii. For estimated cost up to four thousand dollars, no additional fees.
    - iii. From four thousand and one dollars to twenty-four thousand dollars of estimated cost, six dollars and sixty cents (\$6.60) for each one thousand dollars or fraction thereof.
    - iv. For estimated cost in excess of twenty-four thousand dollars, three dollars (\$3.00) for each one thousand dollars or fraction thereof.
    - v. Fire Prevention Inspections – Eighty (\$80.00) dollars per inspection, if required.
5. Miscellaneous permits:
  - a. New and replacement central air conditional units, furnaces, roof top units (HVAC), water heaters, water softeners, and similar equipment.  
Base fee: thirty (\$30.00) dollars.  
(Due at the time of submittal)
  - b. Decks, gazebos, or pergola (Outdoors).  
Base fee: seventy (\$70.00) dollars.  
(Due at the time of submittal)
  - c. Demolition or wrecking of any building or other structure
    - i. Residential.  
Base fee: three hundred (\$300.00) dollars.  
(Due at the time of submittal)
    - ii. Industrial, business, commercial, or other non-residential buildings.  
Base fee: four hundred and twenty-five dollars (\$425.00) dollars.  
(Due at the time of submittal)
    - iii. All partial demolitions that do not include disconnect of any utility service.  
Base fee: fifty (\$50.00) dollars.  
(Due at the time of submittal)
  - d. Elevators or lifts.
    - i. Base fee: ninety (\$90.00) dollars.  
(Due at the time of submittal)
    - ii. Reimbursement of direct costs of review fees from Elevator Inspection Service.
  - e. Fences.  
Base fee: fifty-five (\$55.00) dollars.  
Due at the time of submittal  
Partial Fence Installation – Repair and requires no recording fee – twenty-five (\$25.00)
  - f. Garages.
    - i. Detached.  
Base fee: ninety (\$90.00) dollars.  
(Due at the time of the submittal)
    - ii. Attached.  
Base fee: one hundred fifty-five (\$155.00) dollars.

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- (Due at the time of the submittal)

g. Kiosk, commercial.  
Base fee: fifty-five (\$55.00) dollars.  
(Due at the time of submittal)
- h. Landscape review.  
Reimburse City for direct cost for review of landscape plans and tree preservation plans by a landscape architect.
- i. Lawn sprinklers.  
Base fee: one hundred five (\$105.00) dollars.  
(Due at the time of submittal)
- j. Low voltage installations (Lighting, fountains, light poles, etc.)  
Base fee: ninety (\$90.00) dollars.  
(Due at the time of submittal)
- k. Outdoor sales – temporary tents, trailers, (where permitted).  
Base fee: sixty (\$60.00) dollars.  
(Due at the time of submittal)
- l. Parking lots.  
Base fee: ninety (\$90.00) dollars.  
(Due at the time of submittal)
- m. Re-roofs.

  - i. Residential.  
Base fee: thirty-five (\$35.00) dollars.  
(Due at the time of submittal)
  - ii. Commercial, industrial, or other non-residential buildings.  
Base fee: sixty (\$60.00) dollars.  
(Due at the time of submittal)
- n. Right-of-way and/or private driveways.  
Base fee: fifty-five (\$55.00) dollars  
(Due at the time of submittal)

Street Cut  
Base fee: seventy (\$70.00) dollars  
(Due at the time of submittal)
- o. Sewer or water repair or replacement; sewer clean outs (utility repair)

  - i. Base fee: fifty (\$50.00) dollars.  
(Due at the time of submittal)
  - ii. Inspections conducted at off hours will be invoiced at double the inspectors prevailing hourly wage.
- p. Sheds (24 square feet or more).  
Base fee: fifty (\$50.00) dollars.  
(Due at the time of submittal)
- q. Siding, soffit, and fascia (Replace, repair, or new)  
Base fee: fifty (\$50.00) dollars.  
(Due at the time of submittal)
- r. Signs (canopy, marquees, temporary signs and banners)

  - i. Permanent freestanding signs

    - a) Base fee: ninety(\$90.00) dollars.  
(Due at the time of submittal)
    - b) Plus \$2.15 per square foot of sign area.
  - ii. Permanent signs other than freestanding signs

    - a) Base fee: ninety (\$90.00) dollars.

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- (Due at the time of submittal)
      - b) For each additional sign after the one permanent sign, five (\$5.00) dollars for each additional sign.
      - iii. Temporary.
        - Base fee: thirty-five (\$35.00) dollars.
        - (Due at the time of submittal)
    - s. Swimming pool.
      - i. In-ground.
        - Base fee: one hundred eighty-five (\$185.00) dollars.
        - (Due at the time of submittal)
      - ii. Above ground designed for water depth over 24-inches.
        - Base fee fifty-five (\$55.00) dollars.
        - (Due at the time of submittal)
    - t. Window(s) and door(s) replacement
      - Base fee: forty-five (\$45.00) dollars.
      - (Due at the time of submittal)
    - u. All permit types not listed will be charged thirty-five (\$35.00) dollars per inspection.
- (Ord. 2009-M-36 § 1.)
6. Additional Fire Department Fees:
- a. Review of fire alarm system plans: Base fee: eighty (\$80.00) dollars.
  - b. Review of sprinkler system plans: Base fee: eighty (\$80.00) dollars.
  - c. Review of standpipe systems: Base fee: eighty (\$80.00) dollars.
  - d. Review of other fire extinguisher systems (kitchen suppression): Base fee: eighty (\$80.00) dollars.
  - e. Review of above-ground and underground storage tank plans: Base fee: eighty (\$80.00) dollars.
  - f. Special inspections: kitchen hood and duct; kitchen suppression; sprinkler dry system; FM200 system; room integrity. Eighty (\$80.00) per inspection.
  - g. Smoke evacuation test. Eighty (\$80.00) dollars per man hour plus equipment and materials.
  - h. Fire flow test. Base fee: one hundred sixty (\$160.00) dollars.
  - i. Any other special inspection. Eighty (\$80.00) dollars per man hour plus material if required.
7. Additional fees:
- a. Initial Architectural Plan Review and Examination fees: No additional charge (included in base fee)
  - b. Outside Plan Review – Applicant shall pay direct cost for plan review by a consultant hired by the City, but will be credited one-third (1/3) of plan review cost on building permit fee.
  - c. Review of revised plans and specifications: one-half of base fees.
  - d. Revisions to approved construction plans submitted after issuance of a building permit, when initiated by the permit holder, owner, contractor or architect: One-half of base fee.
  - e. Re-inspection fees (due prior to the issuance of a certificate of occupancy):
    - i. Sixty-five (\$65.00) dollars per Building Division re-inspection for all types of inspections during construction (excluding finals).
    - ii. Eighty (\$80.00) dollars per Fire Department re-inspection for all types of inspections during construction (excluding finals).
    - iii. Eighty-five (\$85.00) dollars per re-inspection for all residential final inspections.
    - iv. One hundred seventy (\$170.00) dollars per re-inspection for all industrial, commercial, business, and other non-residential final inspections.
  - f. Temporary certificates of occupancy (due prior to issuance of the temporary certificate of occupancy):
    - i. Residential: Eighty-five (\$85.00) dollars.

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- ii. Industrial, commercial, business, or other non-residential building: One hundred seventy (\$170.00) dollars.
  - g. Reimbursement for Fire Protection services: The applicant shall reimburse the City for the actual cost of services billed to the City by a fire protection company relation to review of plans and specifications, meetings, inspections, and associated tasks relative to any application for permit.
  - h. Waiving of building permit fees may be granted by the City Council for the construction of one and two family residential dwelling units, additions and alterations by a non-profit organization for an owner occupancy and/or family member with special needs.
  - i. Any unit of Federal, State, or local government agency shall be exempt from filing fees and permit fees. The applicant shall be responsible for outside consultant services and miscellaneous fees, (i.e. re-inspection fees, temporary occupancy fees etc....)
- (Ord. 2008-M-94 § 1; Ord. 2007-M-29 § 1; Ord. 2004-M-73 § 1; Ord. 2004-M-65 § 1; Ord. 2002-M-62 § 1; Ord. 1998-M-72 § 1; Ord. 1997-M-141 § 1; Ord. 1983-M-25 § 1 (part).)

### **15.101.160 Demolition of structures.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

### **15.101.170 Moved structures.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

### **15.101.190 Certificate of use and occupancy.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 2002-M-3 § 1; Ord. 1996-M-56 § 1; Ord. 1983-M-25 § 1 (part).)

### **15.101.200 Posting structures.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

### **15.101.210 Violations.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

### **15.101.220 Stop-work order.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

### **15.101.230 Unsafe structures.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

### **15.101.240 Emergency measures.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1(part).)

### **15.101.250 Board of survey.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 (part).)

### **15.101.260 Board of Appeals.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)

### **15.101.270 Architectural, Engineering and Contractor Services.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § (part).)

### **15.101.280 Validity.**

Removed in its entirety. (Ord. 2004-M-65 § 1; Ord. 1983-M-25 § 1 (part).)