



# City of Aurora

Development Services Department - Building & Permits Division  
 65 Water Street • Aurora, Illinois • 60505-3305

• (630) 256-3130  
 FAX (630) 256-3139

## 2016 Building and Permit Fees

Wednesday, February 10, 2016

Building & Permits Customers:

In 2010 Aurora implemented a new permit fee structure with annual index adjustments. Below please find the 2016 adjusted fee schedule which will become effective for permits applied for after Jan 01<sup>st</sup> 2016. Permits applied for prior to that date will be issued at the originally calculated 2015 fee rate provided that the application does not become abandoned or an extension be requested per ordinance. Please note that a similar Fee schedule for 2017 will be available on or about the 1<sup>st</sup> of November 2016.

### Application Fees

App Type	Permit Type	Application Fee Amount
Single Family Residential Remodeling and Misc. Permits	Fence, Driveway, Garage, Deck, Gazebo, Shed, Roof, Right of Way, Furnace, Remodeling, Pool	\$55
Single Family Residential New and Additions	New and Additions	\$199
Commercial Single Trade and Misc. Permits	Single Trade Remodeling, Tents, Trailers, Hoods, Signage, Roofing, Alarm, Suppression, Demo, Grease Interceptors	\$83
Commercial Remodeling, Permits	Multi Trade Remodeling	\$166
Commercial Additions and New Structures	Commercial Additions and New	\$719

### 2016 RESIDENTIAL Permit Fees

#### New Single Family/Duplex/Townhome Construction Permits

Square footage (living space; no Garage or unfinished Basements)

X

[\$ 112.65 SF (most likely SF cost)] BVD \$/SF construction cost (per ICC)

X

[1.13] Location Factor per Means construction Cost Data

= **Calculated Valuation**

- A \$1,303 Minimum fee applies
- \$199 = Application Fee amount

FEE =	Permit Inspection Fee (PIF) PIF = [(Calculated Valuation*0.5%)]	+	Plan Review Fee (PRF) PRF = [(PIF)*.15]	+	Certificate of Occupancy
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FEE = [(Calculated Valuation\*0.5%)] + [(PIF)\*.15] + \$83 certificate



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## 2016 RESIDENTIAL Permit Fees

### Residential Miscellaneous Permits; (driveways & fences) \$55 Application Fee

**Permit Inspection Fee (PIF)** Min values below apply.  
 This total is rounded up to the nearest whole dollar.  
**PIF = [(Valuation\*1.25%)]**

**Plan Review Fee (PRF)**  
 Minimum Values below apply.  
**PRF = [(PIF)\*.15]**

**FEE = [(Valuation\*1.25%)] + [(PIF)\*.15]**

App Type	Permit Type	Permit/Inspection Fee Min	Plan Review Min
Residential FENCE	FENCE	\$22	\$55
Driveway Private property only	DRV1	\$22	\$55
Driveway w/apron	DRV2	\$22	\$55
Right of Way work	ROW	\$22	\$60

### Residential Remodeling Permits; (multi-trade) \$55 Application Fee

**Permit Inspection Fee (PIF)** Min values below apply.  
 This total is rounded up to the nearest whole dollar.  
**PIF = [(Valuation\*2.5%)]**

**Plan Review Fee (PRF)**  
 Minimum Values below apply.  
**PRF = [(PIF)\*.15]**

Certificate

**FEE = [(Valuation\*2.5%)] + [(PIF)\*.15] + \$17 certificate**

App Type	Permit Type	Permit/Inspection Fee Min	Plan Review Min	Completion CERT
SFHR 2 trade	Add each trade permit	\$117	\$40	\$17
SFHR 3 trade	Add each trade permit	\$176	\$60	\$17
SFHR 4 trade	Add each trade permit	\$235	\$80	\$17



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## 2016 RESIDENTIAL Permit Fees

### Residential Garage Permits; (garages, multi-trade sheds)

\$55 Application Fee

**Permit Inspection Fee (PIF)** Min values below apply.  
 This total is rounded up to the nearest whole dollar.  
 $PIF = [(Valuation * 2.08\%)]$

**Plan Review Fee (PRF)**  
 Minimum Values below apply.  
 $PRF = [(PIF) * .15]$

Certificate

$$FEE = [(Valuation * 2.08\%)] + [(PIF) * .15] + \$17 \text{ certificate}$$

App Type	Permit Type	Permit/Inspection Fee Min	Plan Review Min	Completion CERT
SFGR garage	GARG	\$111	\$60	\$17

### Residential Miscellaneous Permits;

(decks, sheds, roofs, pools, electrical service, furnace, plumbing)

\$55 Application Fee

**Permit Inspection Fee (PIF)** Min values below apply.  
 This total is rounded up to the nearest whole dollar.  
 $PIF = [(Valuation * 1.75\%)]$

**Plan Review Fee (PRF)**  
 Minimum Values below apply.  
 $PRF = [(PIF) * .15]$

Certificate

$$FEE = [(Valuation * 1.75\%)] + [(PIF) * .15] + \$17 \text{ certificate}$$

App Type	Permit Type	Permit/Inspection Fee Min	Plan Review Min	Completion CERT
DECK/gazebo	DECK	\$66	\$55	\$17
DEMO whole structure	DEMO	\$22	\$100	\$17
DEMA	DEMA	\$22	\$20	\$17
SHED	SHED	\$0	\$55	\$ 0
ROOF	ROOF	\$22	\$40	\$17
Furnace Replacement	FURN	\$22	\$40	\$17
Electrical Service upgrade	ELSV	\$22	\$55	\$17
Plumbing upgrade	PLUM	\$22	\$55	\$17
Framing single trade	SFBU	\$22	\$55	\$17
POOL	POLAbove ground	\$133	\$80	\$17
POOL	POLBelow ground	\$155	\$80	\$17



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## 2016 COMMERCIAL Permit Fees

### Commercial Miscellaneous Permits;

**\$83 Application Fee**

(Hoods, Signs, Tanks, Tents, Trailers, Vendors)

**Permit Inspection Fee (PIF)** Min values below apply.  
 This total is rounded up to the nearest whole dollar.  
**PIF = [(Valuation\* 2.5% and/or 2.0%)]**

+

**Plan Review Fee (PRF)**  
 Minimum Values below apply.  
**PRF = [(PIF)\*.15]**

+

Certificate

**PIF =**

**[(Portion of Valuation < \$100,001\*2.5%)]**

**+ [(Portion of Valuation > \$100,000\*2.0%)]**

**FEE =**

**PIF**

**+ [(total PIF)\*.15] + \$17 certificate**

App Type	Permit Type	Permit/Inspection Fee Min	Plan Review Min	Completion CERT
Tank	FTNK	\$269	\$80	\$17
Tent	FTNT	\$90	\$80	\$17
Sales Trailer	STRL	\$538	\$119	\$17
Constr. Trailer	CTRL	\$358	\$119	\$0
HOOD suppression	FHOOD	\$90	\$40	\$17
HOOD exhaust	MHOOD	\$179	\$332	\$17
Wall Signage no elect	SGNW no elect	\$44	\$40	\$0
Site Signage no elect	SGNS no elect	\$90	\$40	\$0
Wall Signage w/ elect	SGNW w/ elect	\$90	\$80	\$0
Site Signage w/ elect	SGNS w/ elect	\$90	\$80	\$0
Signage Temp/Banner	SGNBanner	\$44	\$40	\$0
Commercial Roofing*	ROOF	\$83	\$91	\$17
Fire Alarm	FALR	\$83	\$91	\$17
Fire Suppression	FSPK	\$83	\$91	\$17
Entire Structure DEMO	DEMC	\$83	\$181	\$17
Non-Structural Selective Demo	SDEM	\$83	\$181	\$17
Grease Interceptor interior	GSTI	\$83	\$91	\$17
Grease Interceptor Exterior	GSTR	\$83	\$136	\$17



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## 2016 COMMERCIAL Permit Fees

### Commercial Remodeling Permits;

(Single or Multi-trade Remodels, Alarm, Sprinkler, Grease Interceptor)

\$166 Application Fee

\$83 Single Trade

**Permit Inspection Fee (PIF)** Min values below apply.  
This total is rounded up to the nearest whole dollar.  
**PIF = [(Valuation\* 2.5% and/or 2.0%)]**

**Plan Review Fee (PRF)**  
Minimum Values below apply.  
**PRF = [(PIF)\*.15]**

Certificate

**PIF =**  
**[(Portion of Valuation < \$100,001\*2.5%)]**  
**+ [(Portion of Valuation > \$100,000\*2.0%)]**

**FEE = PIF + [(total PIF)\*.15] + \$166 or \$17 certificate**

App Type	Permit Type	Permit/Inspection Fee Min	Plan Review Min	Completion CERT
Commercial Remodel - 2 trades	COMT/COMR	\$166	\$91	\$166
Commercial Remodel - 3 trades	COMT/COMR	\$249	\$136	\$166
Commercial Remodel - 4 trades	COMT/COMR	\$332	\$181	\$166
Commercial Remodel - single trade	Add each trade permit	\$83	\$45	\$17

### All Other New Commercial & Residential Construction Permits

**Gross Square footage**  
**X**  
**[See Use/construction type chart] BVD \$/SF construction cost (per ICC)**  
**X**  
**[1.13] Location Factor per Means construction Cost Data**

- A \$2,714 Minimum fee applies
- \$719 = Application Fee amount

**= Calculated Valuation**

**FEE = Permit Inspection Fee (PIF)**  
**PIF = [(Calculated Valuation\*0.5%)]**

**+ Plan Review Fee (PRF)**  
**\$719 Minimum**  
**PRF = [(PIF)\*.15]**

**+ Certificate of Occupancy**

**FEE = [(Calculated Valuation\*0.5%)] + [(PIF)\*.15] + \$166 certificate**



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## NEW CONSTRUCTION - 2016

Permit Inspection Fee = [BuildingValuationData(below)\*MeansLocationFactor(1.13)\*GrossSquareFeet] \*.005 (MFN)

Plan Review Fee = .15 \* Permit Inspection Fee

August 2015 Building Valuation Data table below used for applications received in 2016.

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
I-1 Institutional, supervised environment	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
I-2 Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	N.P.	281.10	254.09	N.P.
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	N.P.	186.16	161.17	N.P.
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
I-4 Institutional, day care facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	184.11	177.46	172.55	164.31	152.38	148.31	164.31	136.85	132.55
R-2 Residential, multiple family	154.38	147.73	142.82	134.58	123.25	119.18	134.58	107.72	103.42
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63



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## 2016 Building & Permits User Fee Definitions

### 2.0 Definitions

#### Application Fee;

Deposit intended to cover costs of application processing and plan review services. Collected at time of application submittal, this fee shall be applied toward the plan review and permit fees and shall be non-refundable should the application or the permit be canceled.

#### Archiving Fee;

This fee shall be assessed at time of permit issuance. The archiving fee shall be \$1.10 per submitted page larger than 8 ½ by 11 inches and \$0.06 per 8 ½ by 11 inch page. This fee shall be adjusted annually by the same percentage change as in our outsourced direct costs to archive documents. Until time of completion of all final inspections, this fee shall be refundable upon applicant's presentation of a scanned stamped field permit set and full as-built set of scanned construction documents in a file format acceptable to the Code Official. This documentation shall also be accompanied by an affidavit from the design professional in responsible charge attesting to the projects compliance to the permitted work and to the completeness and accuracy of the drawing submittals. All submitted in a format acceptable to the Code Official.

**Building Valuation Data (BVD);** Nationally averaged per square foot construction cost factors obtained from International Code Council: <http://www.iccsafe.org/cs/Documents/BVD/BVD-0812.pdf>

The applicable Building Valuation Data table shall be the BVD table issued in August for the year preceding the year of the application.

#### Certificate Issuance Fees (CERT);

- Certificate of Occupancy or Certificate of Completion Issuance. These Certificates are paid at permit issuance. Certificate of occupancy (COCO) permits shall be charged at **\$166** plus a re-inspection fee/trade if re-inspection is required.
- Temporary Certificate of Occupancy Issuance. Temporary Certificates shall cost 2 times the Standard Certificate of occupancy cost **\$332**. These Certificates can be paid at time of service or out of Contractor Escrow.
  1. Temp C.O. Bonds:
    - a. In addition to the Temporary Certificate fees a Temp. C.O. Bond shall be collected with all Temporary Certificates. Temp C.O. bond shall be a cash bond in the amount of 10% of the balance of work as certified by the general contractor and the design professional in responsible charge. These cash bonds may be paid for at Temp C.O. issuance or out of Contractor Escrow accounts.
    - b. If bond amount exceeds \$5,000. A cash bond of \$5,000 plus an irrevocable letter of credit for the balance may be accepted as determined by the Code Official.
- Compliance Certificates resulting from third party inspections (Elevators, Alarms, Sprinklers, etc.) shall be issued at **\$17** dollars plus **\$17** dollars per each COA correspondence required in pursuing compliance.

#### Contractor Registration Fees;

- Starting Jan 01, 2011; Contractor registrations for which Aurora collects fees based upon Aurora Building Code regulations shall be \$200.
  1. Contractors who qualify for the **Aurora StAR** Contractor designation will receive a 50% registration discount.
  2. **Aurora StAR** (Superior Approval Rate) Contractor: Shall be a contractor who on Jan 01<sup>st</sup> falls within the TOP 25% of inspection passing rate (AP & AE) for contractors in their trade the previous calendar year.



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## **Construction Revisions after Permit Issuance;**

- Construction revision documentation shall be accompanied by the additional cost of work information. The PIF fees for the project shall be recalculated to cover the difference in cost and an additional plan review expediting fee shall be collected at the time of submittal.

## **Fee Recalculation, for fee rate changes;**

- Should a Permit application submitted prior to a January 1<sup>st</sup> fee adjustment, be pursued in good faith and not be determined to be abandoned, fees shall remain as calculated at the time of application.
- Should a Permit application be determined to be abandoned (as defined in Chapter 01 of IBC) and an extension be requested, the fee rates shall be recalculated at the rates applicable at the time of extension as if it were a new application.

## **Gross Square Footage (GSF);**

- Overall total square footage (outside dimensions) of new construction and additions.

## **Internal Review Agency;**

- Required review agencies internal to the City of Aurora (e.g. Building & Permits, Zoning, Engineering, etc.)

**Labor Inflation Rate;** obtained from US Bureau of Labor Statistics (Table 7 Compensation: employment cost index for total compensation) Industry – Public administration. <http://www.bls.gov/news.release/eci.t07.htm>

- From Table 7. The percent change for the 12 months ended June of the previous year shall represent the Labor Inflation Rate. All flat rate fees, deposits and fee minimums shall be adjusted annually Jan 1<sup>st</sup> by this percentage rate.

**Location Factor (LF);** obtained from Means Construction Cost Data:

- The Location Factor shall be the Commercial Location Multiplication factor for Aurora's zip codes, found in the reference sections of the RS Means Construction Cost Data published by Reed Construction Data issued the year preceding the year of the application.

## **Multiplication Factor New Construction (MFN);**

- Multiplication factor for all new construction and additions shall be **.005**.

## **Multiplication Factor Remodeling Construction (MFR);**

- Multiplication factor for all remodeling work shall be per the tables above (Varies from **.0125** to **.025**).

## **Overtime Inspections;**

- Per our labor agreement Overtime Inspections may be requested at the applicants cost and pursuant to all of our Labor agreements and constraints.

## **Plan Review Expediting Fee;**

- At the applicants option (s)he may pay a Review Expediting Fee of Triple the standard Plan Review Fee (\$570 minimum) to cut the first review completion date from the current review timeline standard to half of that time. Availability of Review Expediting shall be determined by the Code Official. The applicant shall request /apply for expediting at the time of application.



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## Plan Review Fee (PRF);

- Standard in house plan reviews shall be calculated as indicated in section 1.0, this fee covers the cost of application, resubmittal entries and plan review time. Should Aurora outsource the plan review services (i.e. Elevators, etc.) the fee shall be the cost of the outsourced services including incidentals (postage, etc.) plus 10%.
- (PRF) Revision Fee. If the third revision re-submittal of a trade is received of an item that has been cited at least two plan review correction reports running; the Code official may assess a prorated per trade additional plan review fee and also may insist upon a project plan review meeting to be charged at \$60/hr/staff member required.

## Penalty Permit Fee;

- Where work requiring permit is started prior to obtaining said permit, Plan Review and Permit Inspection fees specified below may be doubled at the discretion of the Code Official.
- Where Permitted work varies from the approved plans, penalty re-inspection fees and penalty permit fees may be required at the discretion of the Code Official.

## Permit Extension Fee;

- This fee is intended to cover the clerical costs of permit expiration reminders and permit re-issuance. It shall be 10% of the original permit inspection fee or \$29 whichever is greater. Homeowners doing work at their residence shall be granted the first permit extension (at 180 days of inactivity) at no charge.

## Permit Inspection Fee (PIF);

- This fee is intended to cover the costs of permit issuance, permit scheduling and inspection services.
- This fee shall be calculated as described in section 1.0.
- Should Aurora outsource the inspection services (i.e. Elevators, etc.) the fee shall be the cost of the outsourced services including incidentals (postage, etc.) plus (10%) OR \$83 minimum whichever is greater.
- Refund requests: 50% of the unused remainder of the PIF fee shall be refundable if; a written request for cancellation and refund is received within 3 months of permit issuance, and no work has been started.

## Recording Fees;

- Should recording of documentation be required, the fees and direct costs plus 10% for such recording shall be assessed at permit issuance or land petition submittal.

## Re-inspection Fees; Re-inspection fees may be drawn from a contractor escrow or paid at time of occurrence.

- Re-inspection fees of \$83/trade shall be charged for the following:
  - The third inspection of the same type/items and trade.
  - An inspection for which access to the site was not available and the inspection was not canceled 24 hours prior.
- Penalty Re-inspection fees of \$166/trade shall be charged for the following:
  - Inspections for which the applicant clearly was not ready for the inspection and failed to cancel the inspection 24 hours prior to the inspection.
  - Second and subsequent inspections (of any trade), for which access to the site was not available and the inspection was not canceled 24 hours prior.
  - The fourth or subsequent inspection of the same type/items and trade.

## Valuation, for new structures and additions (NVALU); shall be the greater of:

- Shall equal the total construction cost valuation of the project per contractors estimate **OR**,
- The Building Valuation Data (ICC) per square foot construction cost factor multiplied (**X**) by the Location Factor multiplied (**X**) by the actual gross square footage of the structure. = **BVD\*LF\*GSF** whichever is greater.



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**Valuation, for remodeling or repair work (RVALU)**; shall be the greater of:

- The total construction cost valuation of the project per contractors estimate **OR**,
- The fair market value of all materials and labor as determined by the Code Official whichever is greater.

### 3.0 **Fee Waivers**

- 3.1 Unless otherwise directed by annexation, developmental or franchise agreements, other Governmental Taxing Bodies will be assessed all applicable fees, but will be assessed a Permit Inspection fee of 50% of the normally calculated Permit Inspection fee.
- 3.2 Fees for certified private educational facilities: Upon presentation of acceptable documentation, certified private educational facilities (Kindergarten through 12<sup>th</sup> Grade) will be assessed all applicable fees, but will be assessed a Permit Inspection fee of 50% of the normally calculated Permit Inspection fee for; remodeling, repair, additions, alterations or similar improvements to buildings and structures. Fees shall not be waived for new construction. The burden of proving that the facility qualifies for the partial waiver as set forth in this paragraph shall be borne by the facility asserting the entitlement to the partial waiver of fees.
- 3.3 Department of Housing and Urban Development CHODO or CBDO designated Not for Profit housing organizations will be assessed all applicable fees, but will be assessed a Permit Inspection fee of 50% of the normally calculated Permit Inspection fee. The burden of proving that the facility qualifies for the partial waiver as set forth in this paragraph shall be borne by the facility asserting the entitlement to the partial waiver of fees.
- 3.4 Not for profit housing rehab projects administered or funded in part by the City of Aurora will be assessed all applicable fees, but will be assessed a Permit Inspection fee of 50% of the normally calculated Permit Inspection fee. The burden of proving that the facility qualifies for the partial waiver as set forth in this paragraph shall be borne by the facility asserting the entitlement to the partial waiver of fees.
- 3.5 Not for profit entities eligible as CDBG and/or HOME recipients will be assessed all applicable fees, but will be assessed a Permit Inspection fee of 50% of the normally calculated Permit Inspection fee. The burden of proving that the facility qualifies for the partial waiver as set forth in this paragraph shall be borne by the facility asserting the entitlement to the partial waiver of fees.