



Land Use, Planning, Zoning & Dev. Committee  
Resolution #07-352

**ORDINANCE OF THE COUNTY BOARD  
WILL COUNTY, ILLINOIS**

**RE: RE-ADOPTING AND AMENDING CERTAIN PROVISIONS OF THE  
WILL COUNTY BUILDING ORDINANCE AND CODES**

WHEREAS, Will County has the power by law, under Illinois Compiled Statutes, Chapter 55, Article 5, Sections 5/5-1063 and 5/5-1064, (55 ILCS 5/5-1063, 5/5-1064), to adopt or revise a building ordinance; and

WHEREAS, the Will County Board had adopted the International Building Code 2000, International Residential Code 2000, International Fire Code 2000, International Mechanical Code 2000, International Fuel Gas Code 2000, International Energy Conservation Code 2000, International Property and Maintenance Code 2000, National Electric Code 1999, the Illinois State Plumbing Code 1998, the Illinois Accessibility Code 1997; and

WHEREAS, in order to provide for health, safety and welfare of residents, these codes should be reviewed and updated; and

WHEREAS, the Land Use, Planning, Zoning & Development Committee of the County Board conducted a public hearing to consider, for use in the County of Will, the proposed Will County Building Ordinance, International Building Code 2006, International Residential Code 2006, International Fire Code 2006, International Mechanical Code 2006, International Fuel Gas Code 2006, International Energy Conservation Code 2006, International Property and Maintenance Code 2006, National Electric Code 2005, the Illinois State Plumbing Code 2004, the Illinois Accessibility Code 1997 be adopted in their entirety; and

WHEREAS, the Land Use, Planning, Zoning & Development Committee recommends the adoption of the proposed Will County Building Ordinance; and

WHEREAS, certain provisions of the current ordinance needs to be revised; and

WHEREAS, draft regulations were prepared by the staff to incorporate changes to Sections 10 through 22 and Articles 100 through 700; and

WHEREAS, the Land Use, Planning, Zoning & Development Committee of Will County Board held a public hearing, with proper public notice, on the proposed amendments to the Building Ordinance and reviewed and recommended to the County Board that said amendments be adopted.

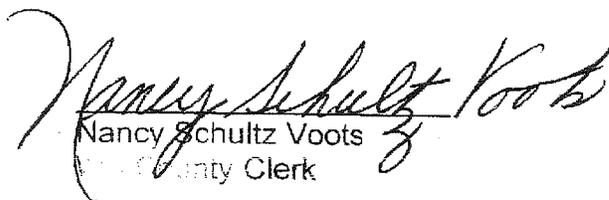
NOW, THEREFORE, BE IT ORDAINED, by the Will County Board that the attached Will County Building Ordinance (as amended in accordance with the provisions attached hereto and made a part hereof) and the proposed Will County Building Ordinance, International Building Code 2006, International Residential Code 2006, International Fire Code 2006, International Mechanical Code 2006, International Fuel Gas Code 2006, International Energy Conservation Code 2006, International Property and Maintenance Code 2006, National Electric Code 2005, the Illinois State Plumbing Code 2004, the Illinois Accessibility Code 1997 be adopted in their entirety.

BE IT FURTHER ORDAINED, BY THE WILL COUNTY BOARD THAT:

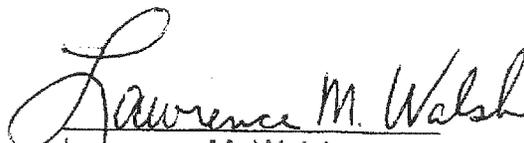
1. This Ordinance, and every provision thereof, shall be considered separable, and the invalidity of any portion shall not affect the validity of the remainder.
2. All Ordinances and Resolutions, or parts thereof, in conflict herewith are hereby repealed.
3. This Ordinance and Codes shall be effective \_\_\_\_\_.

Adopted by the Will County Board this 20<sup>th</sup> day of September, 2007.

Vote: Yes 25 No 0 Pass 0 (SEAL)

  
Nancy Schultz Voots  
County Clerk

Approved this \_\_\_\_\_ 1st \_\_\_\_\_ day of October, 2007.

  
Lawrence M. Walsh  
Will County Executive

SCHEDULE OF BUILDING PERMIT FEES

1. PLAN EXAM FEES

SINGLE FAMILY AND ALL OTHERS  
( ALL AREAS WITHIN OUTSIDE WALLS BASED ON EXTERIOR DIMENSIONS )

			Residential and Commercial
401	to	1000 S.F.	\$150.00
1001	to	2000 S.F.	\$200.00
2001	to	3000 S.F.	\$250.00
3001	to	4000 S.F.	\$300.00

All mobile units \$100.00

FOR EACH ADDITIONAL 1000 SQUARE FEET OR FRACTION THEREOF \$16.00. WHEN DETERMINED BY THE CODE OFFICIAL, THE PLANS WILL BE SENT TO A PROFESSIONAL PLAN REVIEWER WITH APPLICANT TO PAY ALL COSTS:

WHEN THE TERM "SINGLE FAMILY" IS USED IN THIS FEE SCHEDULE, IT SHALL REFER TO THE CONSTRUCTION, REPAIR OR ENLARGEMENT OF SINGLE FAMILY RESIDENCES, INDIVIDUAL DUPLEXES, INDIVIDUAL TOWNHOUSES AND THEIR RELATED STRUCTURES.

WHEN THE TERM "ALL OTHERS" IS USED, IT SHALL REFER TO THE CONSTRUCTION, ALTERATION, REPAIR OR ENLARGEMENT OF MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL BUILDINGS AND THEIR RELATED STRUCTURES.

ALL PLAN EXAM FEES SHALL BE NON-REFUNDABLE.

MINIMUM PLAN EXAM FEE:..... \$ 50.00.

PRELIMINARY CONFERENCE FEE \$50.00. THIS FEE SHALL BE CHARGED FOR THE PRELIMINARY PLAN REVIEW OF OTHER THAN SINGLE FAMILY BUILDINGS.

DRAINAGE (GRADING) REVIEW FEE:.....SEE DEVELOPMENT FEES IN THE WILL COUNTY ZONING ORDINANCE.

SPRINKLER REVIEW FEES.....

Pipe Schedule	Hydraulic Calculation
\$1.75/sprinkler up to 200	\$3.50/sprinkler up to 200
\$1.50/sprinkler more than 200	\$3.00/sprinkler more than 200

Alternate Fire Protection Systems:

Carbon dioxide-\$100.00 up to 105lbs.	Halon:\$100.00 up to 35 lbs.(\$2.00.lb.over)
Dry chemical-\$250.00 plus alarm fees	Standpipe-\$125.00/standpipe
Fire detection and alarm systems-\$125.00 for the first 12,500 sq.ft.( prorate over 12,500 sq.ft.)	

SMOKE DETECTION REVIEW FEE:..... \$150.00.

EXCEPTIONS: SINGLE FAMILY RESIDENCES SHALL BE EXEMPT FROM SMOKE DETECTION FEES.

**2. BUILDING PERMIT FEES**

THE VALUATION OF BUILDINGS FOR THE COMPUTATION OF THE BUILDING PERMIT FEE SHALL BE BASED ON THE FOLLOWING SCHEDULE OR AS APPROVED BY THE AUTHORITY HAVING JURISDICTION. IF AN APPLICANT'S VALUATION IS HIGHER THAN THE SCHEDULE, THEN THE HIGHER FIGURE SHALL PREVAIL. THE FEE SHALL BE \$8.00 PER \$1000 COST OF CONSTRUCTION OR FRACTION THEREOF, WITH A MINIMUM FEE OF \$50.00.

**A. RESIDENTIAL**

**1. SINGLE FAMILY AND MULTI FAMILY AND EXISTING STRUCTURES**

ALL AREAS WITHIN OUTSIDE WALLS BASED ON EXTERIOR DIMENSIONS (EXCEPT GARAGE, CRAWL SPACE UNUSABLE ATTIC SPACE AND BASEMENT..... \$ 80.00 SQ. FT.  
CRAWL SPACE, BASEMENT AND GARAGE..... \$ 20.00 SQ. FT.  
DECKS..... \$ 7.00 SQ. FT.  
ACCESSORY BUILDINGS ..... \$ 7.00 SQ. FT.  
MOBIL HOMES ..... \$ 50.00 SQ. FT.

**B. INDUSTRIAL AND COMMERCIAL AND EXISTING STRUCTURES**

(ALL AREAS WITHIN OUTSIDE WALLS BASED ON EXTERIOR DIMENSIONS)

ASSEMBLY..... \$ 86.00 SQ. FT.  
CHURCHES..... \$ 74.00 SQ. FT.  
BUSINESS..... \$ 74.00 SQ. FT.  
EDUCATIONAL..... \$ 74.00 SQ. FT.  
FACTORY AND INDUSTRIAL..... \$ 49.00 SQ. FT.  
INSTITUTIONAL ..... \$ 74.00 SQ. FT.  
MERCANTILE ..... \$ 74.00 SQ. FT.  
RESIDENTIAL (HOTELS, OTHER THAN R-3)..... \$ 80.00 SQ. FT.  
STORAGE ..... \$ 74.00 SQ. FT.  
HIGH HAZARD..... \$ 98.00 SQ. FT.  
UTILITY AND MISCELLANEOUS..... \$ 74.00 SQ. FT.

**C. MISCELLANEOUS BUILDINGS SHALL BE CLASSIFIED ACCORDING TO THE USE THEY MOST CLOSELY RESEMBLE.**

**D. CONVERTING FROM ONE TYPE OF OCCUPANCY TO ANOTHER TYPE OF OCCUPANCY AND/OR INCLUDES FIELD INSPECTIONS REQUESTED IN**

WRITING BY AN OWNER PRIOR TO PERMIT SUBMITTAL.....\$200.00

THIS FEE COVERS INSPECTION BY THE WILL COUNTY LAND USE DEPARTMENT (BUILDING SECTION) TO DETERMINE WHAT ADDITIONAL CODE REQUIREMENTS MUST BE MET. UPON APPLICATION FOR AN ACTUAL PERMIT, ALL NORMAL PERMIT FEES SHALL APPLY.

- E. SWIMMING POOLS, HOT TUBS AND SPAS:
  - ABOVE GROUND..... \$100.00 (TOTAL FEE)
  - IN-GROUND..... \$300.00 (TOTAL FEE)
  - PUBLIC POOL..... \$500.00 (TOTAL FEE)

- F. DEMOLITION OF STRUCTURES
  - UNDER 650 SQ. FT. (GROSS)..... \$100.00
  - 650 SQ. FT. AND UP ..... \$200.00

- G. MOVING, RAISING, SHORING  
OR UNDERPINNING ..... \$ 50.00

- H. REISSUANCE OR CANCELLATION OF PERMITS:

REISSUANCE OF PERMIT WITHIN SIX (6) MONTHS OF INITIAL ISSUANCE,  
NO WORK STARTED..... 75% OF PERMIT

REISSUANCE OF PERMIT WITHIN ONE (1) YEAR OF INITIAL ISSUANCE,  
WORK STARTED..... 50% OF PERMIT

REISSUANCE AFTER ONE YEAR OF INITIAL ISSUANCE  
..... 100%

TRANSFER OF PERMIT..... \$50.00

BUILDING PERMITS MAY BE REISSUED ONE TIME. THE FULL FEE APPLIES TO ANY REISSUANCE AFTER THE PERMIT HAS BEEN REISSUED ONCE.

BUILDING PERMITS SHALL NOT BE REISSUED MORE THAN TWICE.

- J. PLAN REVISIONS

INTERIOR..... 10% OF ORIGINAL FEE  
ADDITIONAL SQ. FT..... (BASED ON NORMAL SCHEDULE OF FEES)

3. MISCELLANEOUS:

A. WORK COMMENCED WITHOUT A PERMIT:

WHERE IT IS FOUND THAT CONSTRUCTION, ALTERATIONS, EXPANSION, REMOVAL OR DEMOLITION OF BUILDINGS OR STRUCTURES HAS COMMENCED WITHOUT THE PRIOR SECURING OF REQUIRED PERMITS, THE BASIC PERMIT FEE SHALL BE DOUBLE THE NORMAL FEE.

B. STATE LAW REQUIRES THE ROOFER BE LICENSED AND BONDED.

C. REINSPECTION (INSPECTION WILL BE PERFORMED ONLY IN RECEIPT OF REINSPECTION FEE)

ANY TIME THE WILL COUNTY LAND USE DEPARTMENT, BUILDING DIVISION PERFORMS A REQUESTED INSPECTION AND THE INSPECTION IS NOT PASSED, A REINSPECTION FEE SHALL BE CHARGED. THE FEES FOR REINSPECTION OF EACH INSPECTION SHALL BE AS FOLLOWS:

	<u>Residential</u>	<u>All Others</u>
1st re-inspection	\$ 75.00	\$ 75.00
2nd re-inspection	\$150.00	\$150.00
3rd re-inspection	\$225.00	\$225.00
4th or subsequent re-inspection	\$300.00	\$300.00

D. CONSTRUCTION OF "PROCESS COMPONENTS" (PIPING, VESSELS, EQUIPMENT, ETC.)

MANUFACTURING FACILITY PROCESSING COMPONENT FEE SCHEDULE:

0	-	\$99,999.99	=	\$500.00
\$100,000.00	-	\$250,000.00	=	\$1,250.00
\$250,001.00	-	\$500,000.00	=	\$2,500.00
\$500,001.00	-	\$1,000,000.00	=	\$5,000.00
\$1,000,001.00	-	\$2,000,000.00	=	\$10,000.00
\$2,000,001.00	-	\$3,000,000.00	=	\$15,000.00
\$3,000,001.00	-	\$4,000,000.00	=	\$20,000.00
\$4,000,001.00	-	\$5,000,000.00	=	\$25,000.00
\$5,000,001.00	-	\$6,000,000.00	=	\$30,000.00
\$6,000,001.00	-	\$7,000,000.00	=	\$35,000.00
\$7,000,001.00	-	\$8,000,000.00	=	\$40,000.00

\$8,000,001.00	-	\$9,000,000.00	=	\$45,000.00
\$9,000,001.00	-	\$10,000,000.00	=	\$50,000.00
\$10,000,001.00	-	\$20,000,000.00	=	\$55,000.00
		Over \$20,000,000.00	=	\$60,000.00

E. PERMITS-THIRD PARTIES:

THE BUILDING OFFICIAL SHALL HAVE THE RIGHT TO HAVE PERMITS AND PLANS REVIEWED AND INSPECTIONS PERFORMED FOR CODE COMPLIANCE BY A THIRD PARTY CONSULTANT AND ALL COSTS SHALL BE BORNE BY THE OWNER OF THE BUILDING OR STRUCTURE.

**AMENDMENT 1  
TO THE WILL COUNTY BUILDING ORDINANCE**

Each occupant of an industrial or commercial building shall obtain an occupancy permit issued by the Building Division of the Will County Land Use Department. Said occupancy permit is valid only with respect to the occupant to whom it was issued. (Per 55 ILCS 5/5 - 1063).