



Village of Oak Park
Development Services Department
Permits & Development Division

2025 CONSTRUCTION FEES

Construction Types – Definitions

TYPE I-A--Fire Resistive Non-combustible (Commonly found in high-rise buildings and Group occupancies)

- 3 Hr. Exterior Walls*
- 3 Hr. Structural Frame
- 2 Hr. Floor/Ceiling Assembly
- 1 1/2 Hr. Roof Protection

TYPE I-B--Fire Resistive Non-Combustible (Commonly found in mid-rise office & Group R buildings).

- 2 Hr. Exterior Walls*
- 2 Hr. Structural Frame
- 2 Hr. Ceiling/Floor Separation
- 1 Hr. Ceiling/Roof Assembly

TYPE II-A--Protected Non-Combustible (Commonly found in newer school buildings).

- 1 Hr. Exterior Walls
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof Protection

TYPE II-B--Unprotected Non-Combustible (Most common type of non-combustible construction used in commercial buildings).

Building constructed of non-combustible materials but these materials have no fire resistance.

TYPE III-A--Protected Combustible (Also known as "ordinary" construction with brick or block walls and a wooden roof or floor assembly which is 1-hour fire protected).

- 2 Hr., Exterior Walls*
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof Protection

TYPE III-B--Unprotected Combustible (Also known as "ordinary" construction; has brick or block walls with a wooden roof or floor assembly which is not protected against fire. These buildings are frequently found in "warehouse" districts of older cities.)

- 2 Hr. Exterior Walls*
- No fire resistance for structural frame, floors, ceilings, or roofs.

TYPE IV--Heavy Timber (also known as "mill") construction; to qualify all wooden members must have a minimum nominal dimension of 8 inches,)

- 2 Hr. Exterior Walls*
- 1 Hr., Structural Frame or Heavy Timber
- Heavy Timber Floor/Ceiling/Roof Assemblies

TYPE V-A--Protected Wood Frame (Commonly used in the construction of newer apartment buildings; there is no exposed wood visible.)

- 1 Hr. Exterior Walls
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof

TYPE V-B--Unprotected Wood Frame (Examples of Type V-N construction are single family homes and garages. They often have exposed wood so there is no fire resistance.)

- Note exceptions in the building code for fire resistance ratings of exterior walls and opening protection.

Village of Oak Park ANNUAL FEE ORDINANCE

Construction Fee(s) Effective on January 1, 2025

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 .0194 (see International Code Council ("ICC") Square Foot Construction Cost Chart attached hereto)
Demolition of any structure, including right-of-way("ROW") obstruction	Single family dwelling, multifamily dwelling, non-residential commercial building, mixed use building, institutional building = \$5,000 for each structure or \$.35 x SF, whichever is greater. Accessory structures and Right-Of-Way obstruction = \$.35 x SF. Plus, restoration deposit (\$1,000.00 per opening)
BUILDING ALTERATIONS TO 1 AND 2 SINGLE-FAMILY DWELLINGS	
Fencing & Roofing	\$50.00
Accessory structure - (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, redrywalling, insulation installation, grading/site development (re-landscaping/ re-grading) and other applicable work)	\$150.00 per type
Remodel - general: attic, basement, bathroom, dormer, kitchen and other applicable work (newly built out or altered/remodeled)	Area x square foot construction cost x .008
Fire alarm system or fire sprinkler system (new or altered)	\$200.00 each
Interior demolition (removal of non-structural elements/drywall etc.)	\$300.00
BUILDING ALTERATIONS TO MULTIFAMILY DWELLINGS, COMMERCIAL AND INSTITUTIONAL AND OTHER APPLICABLE WORK	
Project Completion Deposit (or another amount as deemed necessary by the Department Director)	\$1,000.00 - \$10,000.00 - \$100,000.00
Accessory structure - structural, and/or walkable structures (steps, fences, stoops, flatwork/concrete, balconies, decks, patios, sidewalks and other applicable work)	\$250.00 per alteration
Alteration - general (window replacement, roofing, door replacement, tuck-pointing, re-drywalling, canopy/awning, insulation installation and other applicable work)	\$250.00 per unit, per type of work
Remodel- general: attic, basement, bathroom, dormer, kitchen and other applicable work (newly built out or altered /remodel[ed])	Area x square foot construction cost x .008
Fire alarm system (final fire inspection) and/or fire sprinkler system (rough hydro, acceptance test & final inspection) (new or altered)	\$25.00 per unit or minimum of \$350.00

Interior demolition (removal of non-structural elements/drywall etc.)	\$300.00 per unit
Parking lot/flatwork/Grading/Site Development(new or resurfacing)	\$250.00

Signage (permanent) (Including a canopy or awning with lettering/logo)	\$250.00 per business
Signage (temporary - per month)	\$150.00 per business
Tenant buildout of non-residential, mixed use, commercial, and institutional structures	Area x square foot construction cost x .008

HEATING, VENTILATION, AIR CONDITIONING ("HVAC")

Miscellaneous HVAC alterations, repairs, replacements and improvements (piping, venting, flue lining, fixtures and other applicable work)	\$100.00 per 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)	\$175.0 per system/unit

PLUMBING

Miscellaneous plumbing alteration(s) repair, replacement and improvement (piping, fixtures, device and other applicable work)	\$100.00 per 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, law irrigation, grease interceptor, triple basin, drainage system, cross connection control/RPZ device)	\$175.00 per system/unit
Flood control/sewer backup control (interior overhead modification, exterior backwater-valve and other applicable work)	\$200.00 per system/unit
Sanitary or storm sewer new service connection or repair and other applicable work (includes ROW opening permission)	\$250.00 Plus \$1,000.00 restoration deposit, if applicable
Repair and/or replacement of an existing water service (fee includes ROW opening permission and other applicable work). See Village of Oak Park Water & Sewer Division - 2923 most current Schedule of Water Service Cost and Fees, if applicable.	\$250.00 Plus \$1,000.00 restoration deposit, if applicable
New water service -New Connection (fee includes ROW opening permission and other applicable work). See Village of Oak Park Water & Sewer Division 20-23 most current Schedule of Water Service Cost and Fees, if applicable.	\$250.00 Plus \$1,000.00 restoration deposit, if applicable

ELECTRICAL

Miscellaneous electrical alterations - replacements and improvements (wiring, outlets, lighting, fixtures, low voltage, exit signs)	\$100.00 per unit
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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, low-voltage systems, wind turbine, solar panel, and other applicable work)	\$175.00 per system/unit
MISCELLANEOUS	
Conveyance system (elevator, lift and other applicable work - altered or new)	\$500.00
Construction Cranes, Temporary Construction Trailer, Shoring, raising and / or moving of a building	\$450.00
Structural (building or repair or alteration)	\$200.00
Storage tank (installation or removal)	\$200.00
Temporary tent	\$100.00 per event
Temporary stages	\$100.00 per stage
Changing Fire Monitoring Systems (New & replacement monitoring systems and radio unit(s)).	\$100.00

PUBLIC WORKS-Public Right-of-Way & Public Utilities	
ROW restoration deposit (or another amount as deemed necessary by the Village Engineer)	\$1,000.00 Public Works (PW) refundable deposit, for each opening, if applicable, determined by the PW Director
Banners	\$100.00
ROW Utility conduit and/cable	\$2,000 minimum fee or \$1/foot of conduit, whichever is greater
ROW parkway construction related openings (landscaping, lawn irrigation, driveway aprons and other applicable work) (scaffolding, public/private utility work, aerial cables on existing power poles without digging)	\$ 300.00(per month)
ROW obstruction (dumpster, pod, moving vehicle, and scaffold, etc.), public sidewalk, parkway and/or street blockage/obstruction. Fee is per 25' measured linear (parking space), per day.	1-10 days = \$10.00 per day + \$10.00 per day, per meter and/or paid permit spot, if applicable; and/or 11-25 days = \$25.00 per day + \$10.00 per day per meter and/or paid permit spot, if applicable
Obstruction of Village block (filming and other applicable work) (maximum allowable timeframe of one (1) week)	\$500.00 per 1/2 block (<350 ft.) or \$1,000.00 per whole block (>350 ft.)
Service disconnect - water or sewer (including ROW opening permission and other applicable work)	\$200.00 each Plus \$1,000.00 restoration deposit, if applicable
Water meter(s) with accessories (Sized by the Public Works Dept.)	Reimbursement of Village costs. See Village of Oak Park Water & Sewer Division most current Schedule of Water Service Cost and Fees.
Tapping sleeve, corporation cock, curb stop, b-box, and other misc. parts	Reimbursement of Village costs. See Village of Oak Park Water & Sewer Division most current Schedule of Water Service Cost and Fees.
Small Wireless Facility on an Existing Pole.	\$650.00 each (Ord. 18-393)
Multiple Small Wireless Facility on Existing Poles in one permit application	\$350.00 each (Ord. 18-393)
Small Wireless Facility on New Pole	\$1,000.00 each (Ord. 18-393)
Annual Fee to collocate a small wireless facility on a Village owner pole	\$200/each/year (Ord. 18-393)
Water System Fire Flow Determination or Annual Fire Pump Testing	\$250.00

New Water Main Service Connection	Work performed by Public Works. See Village of Oak Park Water & Sewer Division most current Schedule of Water Service Cost and Fees.
ADMINISTRATION	
Occupancy without passing all required final passing inspections, without Village approval.	\$500.00
Issuance of a certificate of occupancy	\$150.00
Temporary Certificate of Occupancy (per dwelling unit/business space, per month)	\$500.00 (per month)
Plan review for construction for one (1) and two (2) single family dwelling unit:	
Non-roofed accessory structures	\$50.00
Roofed accessory structures	\$100.00
New one (1) and two (2) family dwelling units/Additions	\$500.00 per unit
Interior alterations	\$150.00 per floor
Plan review for construction for multifamily, commercial, or institutional	
Non-roofed accessory structures	\$150.00
Roofed accessory structures	\$200.00
New structure/Additions/ Alterations	\$500.00 per floor
Plan Self-Certification Program Annual fee	\$500.00
Plan Review for a conveyance system	\$400.00
Fire Department fire alarm review	\$200.00
Fire Department fire sprinkler review	\$400.00
Re-review of structural, electrical, plumbing and/or mechanical revisions after a permit has been issued, due to a change in the field.	\$200.00
Re-inspection fee after the second inspection (per inspection) and/or an on-site code consultation	\$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	\$200.00
Allowing work to be conducted by an unregistered contractor(s)	\$200.00
Work started without a permit	200% of the original fee, minimum of \$300.00

ZONING	
Map text amendment	\$675.00
Appeals	\$165.00
Planned development	\$2,500.00
Special use	\$675.00
Special use renewal	\$165.00
Variance	\$335.00
Adaptive Reuse	\$675.00

Group (22024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	333.98	322.10	312.59	300.28	280.58	272.46	290.01	261.47	251.46
A-1 Assembly, theaters, without stage	306.63	294.75	285.24	272.92	253.47	245.34	262.66	234.35	224.35
A-2 Assembly, nightclubs	264.07	256.33	248.28	238.82	223.69	217.61	230.62	203.42	195.71
A-2 Assembly, restaurants, bars, banquet halls	263.07	255.33	246.28	237.82	221.69	216.61	229.62	201.42	194.71
A-3 Assembly, churches	311.21	299.32	289.82	277.50	258.18	250.05	267.24	239.06	229.06
A-3 Assembly, general, community halls, libraries, museums	261.35	249.47	238.96	227.64	207.19	200.06	217.38	188.07	179.07
A-4 Assembly, arenas	305.63	293.75	283.24	271.92	251.47	244.34	261.66	232.35	223.35
B Business	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
E Educational	279.20	269.50	260.98	250.17	233.48	221.55	241.57	204.55	198.00
F-1 Factory and industrial, moderate hazard	162.52	154.68	144.93	139.48	124.19	118.17	132.99	102.98	95.90
F-2 Factory and industrial, low hazard	161.52	153.68	144.93	138.48	124.19	117.17	131.99	102.98	94.90
H-1 High Hazard, explosives	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	0.00
H234 High Hazard	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	85.33
H-5 HPM	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	459.84	449.45	439.33	427.82	403.26	0.00	417.81	377.98	0.00
I-2 Institutional, nursing homes	319.21	306.86	296.74	285.23	264.10	0.00	275.22	238.82	0.00
I-3 Institutional, restrained	341.48	331.09	320.97	309.46	288.34	278.89	299.46	263.05	251.33
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	197.08	189.34	177.79	171.82	156.33	151.25	163.63	136.06	129.35
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	150.65	142.81	133.05	127.61	112.61	106.60	121.11	91.40	84.33
S-2 Storage, low hazard	149.65	141.81	133.05	126.61	112.61	105.60	120.11	91.40	83.33
U Utility, miscellaneous	115.27	108.48	100.93	96.59	86.02	80.36	91.94	68.09	64.85

Village of Oak Park Water & Sewer Division 2025 Schedule of Water Service Cost and Fees

Water Main Service Connections

Physical service taps of water main (1", 1-1/2" & 2") will be performed by Oak Park personnel. Includes tapping sleeve, corporation, curb stop & B-box. Type K Copper furnished by contractor. Contractor to excavate at water main with proper shoring and protected work area.

Water Main Service Tapping Fee

Taps larger than 2" shall be performed by the contractor, under the direct supervision of Oak Park. Applies for all new projects. New services shall be inspected from main to interior shut off valve. 4" and larger DIWM shall have 2 hr. pressure test with no pressure loss and chlorinated, with two consecutive 24hr Bac-T samples. Concrete valve vaults are required at all water main connections.

1 Inch	900.00	6 Inch	\$ 1,900.00
1.5 Inch	\$ 1,150.00	8 Inch	\$ 2,100.00
2 Inch	\$ 1,400.00	10 Inch	\$ 2,250.00
4 Inch	\$ 1,600.00	12 Inch	\$ 2,250.00

Curb Stops, Service Lines and B-boxes

(Mueller #H-15204 flare x flare Curb Stop standard. Type-K copper service furnished by Contractor.)

\$130.00	1.5" \$300.00	2" \$425.00	B-box \$65.00
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Water Service Upgrade Costs / Lead Abatement Program (Replacement of lead service only)

Standard Water Service Upgrade (WSU) includes 1" service tap, 1" copper service, 1" curb stop and new B-box. Requests for larger sizes will include charges for increase in material costs.

NEW SERVICE Permit Fee = \$250.00		WATER SERVICE UPGRADE <u>LEAD ABATEMENT PROGRAM ONLY</u> Repair/Replace Permit Fee = \$250.00*			
		TAP	CURB STOP	TAP	CURB STOP
90000	\$ 195.00	\$			
1,150.00	\$ 365.00	\$ 250.00	\$ 332.50	495.00	
1,400.00	\$ 490.00	\$ 500.00	\$ 657.50	1,020.00	

All upgraded water services will require a new water meter.

* Permit Fees waived for Emergency Leak Repairs per Ord. 26-1-14.

New Water Meter Costs

All meters shall be Neptune with e-coder R900i type registers purchased from the Village.

Compound Meters requires full size strainers mounted before the meter (included).

Meter + Connectors	T-10 Disc Meter	Mach 10 Ultrasonic
5/8"	\$375.00	N/A
3/4"	\$465.00	N/A
1"	\$595.00	N/A
1.5"	\$1,075.00	\$1,455.00
2"	\$1,425.00	\$1,750.00
3"	N/A	\$4,450.00
4"	N/A	\$9,900.00

<u>COMPOUND METERS</u> Meter, Strainer + Connectors	
2"	N/A
3"	\$4,900.00
4"	\$6,350.00
6"	\$10,800.00

Any other meters will require special pricing.

Specification sheet for all meters are available from Oak Park Public Works upon request,