

RESOLUTION NO. 12-1

RESOLUTION AMENDING CHAPTER 15.05  
OF THE SANGAMON COUNTY CODE

**WHEREAS**, the Sangamon County Board has established fees for residential and commercial building permits; and

**WHEREAS**, the methodology for setting commercial building permit fees is based on the cost of the project; and

**WHEREAS**, Solar Gardens and Solar Farms are becoming more prominent sources for harnessing power to be used by commercial and residential customers; and

**WHEREAS**, the process for constructing and installing Solar Gardens and Solar Farms is not as intense and extensive as other types of commercial construction; and

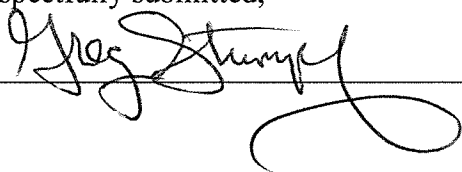
**WHEREAS**, a methodology that recognizes the nameplate capacity, meaning kilowatt (kW) or megawatt (MW), is becoming the standard for setting building permit fees for commercial solar projects; and

**WHEREAS**, the Sangamon County Board does not want to discourage the installation of Solar Gardens and Solar Farms because of the current methodology for calculating building permits; and

**WHEREAS**, the Public Health and Zoning committee of the Sangamon County Board has reviewed this issue and recommends a new methodology for setting Solar Garden and Solar Farm building permit fees for commercial projects;

**NOW, THEREFORE, BE IT RESOLVED**, by the members of the County Board of Sangamon County, Illinois, in session this ~~10th~~ day of ~~July~~, 2018, Chapter 15.05.200 of the Sangamon County Code is amended and adopted, effective immediately, as further described in Exhibit "A", a copy of which is attached hereto and made a part hereof.

Respectfully submitted,

  
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**FILED**

JUL 06 2018

  
Sangamon County Clerk

**FILED**

JUN 08 2018

  
Sangamon County Clerk

# EXHIBIT "A"

## 15.05.200 - Fee.

### A. Residential Building Permit Fee Schedules.

#### 1. Residential Construction: Single Family/Duplex/Town homes.

Based on Fair Market Value at \$60.00 a sq. ft. for footings, foundations structure and finishes.

Fee-\$7.00 per \$1000.00 of fair market value or fraction there of.

Example: 2000 sq. ft. home

$$2000 \times \$60.00 = \$120,000 \times .007 = \$840.00 \text{ fee}$$

Electrical-\$5.00 a sq. ft  $\times$  .007

HVAC-\$5.00 a sq. ft.  $\times$ .007

Plumbing-\$5.00 a sq. ft.  $\times$ .007

Example: Plumbing only for a 200 Sq. ft. home.

$$2000 \times \$5.00 = \$10,000 \times .007 = \$70.00 \text{ feet}$$

Example: 2000 sq. ft. home w/ contractor/owner doing all the work.

$$2000 \times \$75.00 = \$150,000 \times .007 = \$1050.00 \text{ fee}$$

The \$75.00 is the sum of the \$60.00 a sq. ft. for the structure and the \$15.00 a sq. ft. for the Electrical, HVAC and the Plumbing combined.

#### 2. Decreasing Scale Residential: Single Family/Duplex/Town Homes

Cost

\$0.00 to \$500,000.00  $\times$  \$7.00 per \$1000.00

\$500,000.01 to \$1,000,000.00  $\times$  \$5.00 per \$1000.00

\$1,000,000.01 to \$1,500,000.00  $\times$  \$4.00 per \$1,000.00

\$1,500,000.01 and above  $\times$  \$3.00 per \$1000.00

#### 3. Accessory Structures-detached garages, pole barns, storage sheds over 120 sq. ft.

Fee-\$15.00 a sq. ft.  $\times$  007

Example: 500 sq. ft. garage

$$500 \times \$15.00 = \$7,500.00 \times .007 = \$52.50 \text{ } \$30.00 \text{ minimum}$$

If any mechanicals are installed then the fee will be computed at \$5.00 a sq. ft.  $\times$  .007.

Accessory structures fee does not include zoning inspection feet of \$50.00.

#### 4. Zoning Inspection Fee-\$50.00

#### 5. Mobile Home Fees-\$200.00

Includes Zoning, Electrical, Mechanical, Plumbing hookups.

6. Modular Homes-\$400.00

Includes Zoning, Building, Electrical, Mechanical, Plumbing hookups.

7. Homes that are moved to another locations-\$400.00.

Includes Zoning, Building, Electrical, Mechanical, Plumbing hookups.

8. Demolition Fee-\$50.00

9. Furnace change outs-Cost  $\times .007$  with a \$30.00 minimum fee.

10. Condensing unit change outs-Cost  $\times .007$  with a \$30.00 minimum fee.

11. Roofing, re-roof, siding, gutters, windows and door replacements-Cost  $\times .007$  with a \$30.00 minimum fee.

12. Fireplaces - Included in new home construction otherwise-Cost  $\times .007$  with a \$30.00 minimum fee.

13. Swimming Pools - above ground-\$50.00, in-ground-\$100.00. Includes Pool, Electrical, Plumbing and Zoning. This does not include decks, and misc. electrical outlets.

14. Residential Sign Permit-\$50.00

15. Additional Plumbing Fees-

|   |         |
|---|---------|
| a. The installation of each Hydronic Boiler:  | \$30.00 |
| b. Fuel Gas piping systems not combined with Other plumbing, mechanical systems or permits.   | \$30.00 |
| c. The installation of water heaters, Electric, Natural Gas or LP Gas fired:  | \$30.00 |
| d. The installation of water treatment systems, Alternatively, water softeners:   | \$30.00 |
| e. The installation of RPZ, Dual Check or Cross connection control devices not Combine with other plumbing permits:   | \$30.00 |
| f. Transfer fee: In the event, a plumbing permit is to be transferred to another contractor, the person to whom The transfer has been made shall obtain a new permit. If no changes in the scope of work have occurred from the original permit, and the permit has not expired the fee will be | \$30.00 |
| g. All other plumbing work as defined by the Illinois State Plumbing Code will require a permit, inspection, Approval or disapproval by the Sangamon Country Zoning and Building Safety Department.   |         |

B. Commercial/Industrial Building Permit Fee Schedules

1. Commercial Fees are figured at \$7.00/1000 of the fair market value with the following decreasing scale.

2. Cost

\$0.00 to \$500,000.00  $\times$  \$7.00 per \$1000.00

\$500,000.01 to \$1,000,000.00  $\times$  \$5.00 per \$1000.00

\$1,000,000.01 to \$1,500,000.00  $\times$  \$4.00 per \$1,000.00

\$1,500,000.01 and above  $\times$  \$3.00 per \$1000.00

3. Commercial Demolition Permit Fee-\$100.00

4. Commercial Sign Permit Fee-\$100.00

Electrical permit fee maybe needed at an extra cost.

5. General Fee-\$40.00

6. Re-inspection Fee-\$40.00

- 7. Inspections out of hours-\$40.00(normal hours-7:00 am-4:30 pm)
- 8. Minimum Building Permit Fee-\$30.00
- 9. Change of Occupancy without Building Permit-Fee-\$50.00. Needed when occupancy classification change.

**10. Commercial Solar Farm & Garden Construction Fees:**

|                   |   |
|-------------------|---|
| <u>0-10 kW</u>    | <u>\$ 200.00</u>  |
| <u>11-50 kW</u>   | <u>\$ 375.00</u>  |
| <u>51-100 kW</u>  | <u>\$ 750.00</u>  |
| <u>101-500 kW</u> | <u>\$ 1,500.00</u>  |
| <u>501-1 MW</u>   | <u>\$ 3,000.00</u>  |
| <u>1 MW-2 MW</u>  | <u>\$ 6,000.00</u>  |
| <u>over 2 MW</u>  | <u>\$ 6,000.00 plus \$200 for each additional 100 kW or \$2,000 per each additional MW (nameplate capacity)</u> |

Any types of construction not specifically addressed in the above fee schedule. Fees shall be determined by the Sangamon country building and zoning department using acceptable industry resources to determine fair market values.