

VILLAGE OF LILY LAKE

RESOLUTION NO. 2024-22

A RESOLUTION SETTING FEES FOR THE ISSUANCE OF BUILDING
PERMITS AND INSPECTION SERVICES

Be it resolved by the president and the board of trustees of the Village of Lily Lake, Kane County, Illinois that:

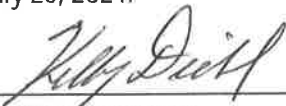
1. Pursuant to § 500 of the Village Code, the fees set forth in Exhibit A attached are adopted as the schedule of fees payable to the village for the issuance of various building permits, review and inspection services.

Adopted by roll call vote on July 29, 2024.

[Signature page follows.]

Trustee	Yes	No	Absent	Abstain
Anderson	✓			
Butler	✓			
Conn	✓			
Ormond	✓			
Parry	✓			
Diehl				
Totals	5	0		

Approved July 29, 2024.


 Kelly Diehl, Village President

Attested and filed in my office on July 29, 2024.


 Jesse Heffernen, Village Clerk

EXHIBIT A

B & F Construction Code Services, Inc.

Village of Lily Lake 7/8/2024

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Costs for Services

Plan Review

See attached 2024 fee schedule for new construction and alteration plan review pricing. The cost of plan reviews shall be increased to the latest fee schedule every twenty four months.

Per Project Inspection Costs

See attached 2024 fee schedule for new construction and alteration inspection pricing.

Property Maintenance

Inspections shall be billed at an hourly rate of \$85 per hour per inspector plus one-way travel time.

Miscellaneous Plan Reviews:

Thirty-Five Dollars (\$35.00) per discipline (*Miscellaneous Plan Review shall include sheds, decks, fences, pools, re-roofing, appliance and minor plumbing installations.*)

Miscellaneous Inspections

Forty Five Dollars (\$45.00) per Inspection per discipline (Miscellaneous inspections shall include sheds, decks, fences, pools, re-roofing, appliance and minor plumbing installations.)

General Project Consulting

Staff Consultations for new projects, code analysis, zoning issues, and other complex development issues shall be billed at \$160 per hour.

Emergency Inspection

An inspector can be made available for emergency inspections outside normal business hours (7:30am – 4:30pm). The cost of the services shall be at our general consulting rate per hour. The time shall include travel both ways as well as any inspection and report writing time with a minimum of four hours (4 hrs.). For the purposes of this contract emergency inspections shall include, but not limited to, post fire inspections, inspections of structures after vehicle vs building incidents, determination of habitability or safety of structure, unsafe structures, building collapse, inspections required to restore utilities, large scale incidents that may require input from building department personnel.

After Hours Inspection

An inspector may be available for after-hours inspections outside normal business hours (7:30am – 4:30pm). The cost of the services shall be at hour general consulting rate per hour or double the fixed rate inspection for fire protection systems (fire alarm, fire sprinkler, special suppression, hood suppression, etc.) but no less than the hourly minimum. The time shall include travel both ways as well as any inspection and report writing time with a minimum of four hours (4 hrs.).

Hourly services that are provided off site from the B & F Construction Code Services, Inc. office are subject to travel costs of one way per inspector per day.

This contract shall be subject to annual price increases for all hourly services that shall not exceed the Consumer Price Index for All Urban Consumers (CPI-U) for the Chicago-Gary-Kenosha, IL, IN, WI Area issued by the United States Department of Labor between January 15 of the preceding calendar year and January 15 of the current calendar year or 3%, whichever is less.

B & F CONSTRUCTION CODE SERVICES, INC.

2420 Vantage Road • Elgin, IL 60124

Telephone: (847) 428-7010 • Fax: (847) 428-3151

Other Services

Cross Connection Program

Annual Cross Connection Surveys and Cross Connection Device testing for plumbing devices can be provided.

Ordinance Development

Assistance with the rewriting of existing ordinances or the development of new ordinances can be provided. This can include building codes, zoning, fees, property maintenance or any area where a building, zoning or planning department is involved. This can include agreements for building inspections, property maintenance inspections, zoning and planning and ordinances for building safety, zoning and fees. Building code updates will be priced based on complexity. Costs for these services are based per project.

Preliminary Reviews

Provide plan review and code consulting services for large and complex projects during initial stages (25%, 50%, etc. stage drawings) and address both high level design issues and specific questions the design professional may have. This service helps reduce final permitting and reduce the complexity of any code issues identified at that time

Point of Contact for Contract

Sean Fallows, Director of Technical Services

Richard Piccolo, President

Transmittal Method

As normal course of business, all correspondence from our main office shall be done electronically.

Start Date

Full services including all plan reviews and inspections can start on an agreed upon date.

Fuel Surcharge

Fuel surcharge – In the event fuel cost increase to a national average of Five Dollars (\$5.00) or more per gallon there will be eight percent (8%) added to the inspection (first and re-inspections) fee.
All B & F Construction Code Services, Inc. employees are covered by the following:

- A. Workers Compensation Insurance;
- B. General Liability Insurance; and
- C. Professional Liability Insurance.

A Certificate of Insurance can be provided by request.

The client shall agree not to attempt to hire any of B & F Construction Code Services, Inc. officers, employees, agents, or consultants for a period of one (1) year after the individual is no longer employed by B & F Construction Code Services, Inc.

Plan Review Fee Schedule

COMMERCIAL

Building Size	Building Review	25% of Building Fee	50 % of Building Fee
Up to 60,000 Cubic Ft.	\$385.00	\$120.00*	\$192.50
60,001 to 80,000 Cubic Ft.	\$475.00	\$118.75	\$237.50
80,000 to 100,000 Cubic Ft.	\$600.00	\$150.00	\$300.00
100,001 to 150,000 Cubic Ft.	\$700.00	\$175.00	\$350.00
150,001 to 200,000 Cubic Ft.	\$800.00	\$200.00	\$400.00
Over 200,000 Cubic Ft.	\$900.00 + \$8.50 (per 10,000 Cu. Ft.)	\$225.00 + \$2.13 (per 10,000 Cu. Ft.)	\$450.00 + \$4.25 (per 10,000 Cu. Ft.)

Footing and Foundation	\$325.00 Min.**
NFPA 101 Plan Review	25% of Building Review (Min. \$325.00)
Mechanical Review	25% of Building Review*
Plumbing Review	25% of Building Review*
Accessibility Review	25% of Building Review*
Electrical Review	50% of Building Review*
Med Gas	50% of Building Review*
Fire Code	50% of Building Review (Min. \$215.00)
Energy Code	50% of Building Review (Min. \$215.00)
Commercial/Industrial Zoning	\$200.00 per 20,000 square feet of site area
Hood & Duct Plan Review (Type 1 w/o suppression)	\$270.00 per System
Hood & Duct Plan Review (Type 2)	\$220.00 per System
Spray Booth Plan Review	\$450.00 per Booth
Specialty Plan Review	\$160.00 per Hour
Technical Submittal Review	\$125.00
In-Ground Pool Plan Review	\$550.00 per Pool
Express Plan Review	x 2.5 of Plan Review
HPM, High Hazard, Processing Piping, High Rise	x 1.5 of Building Plan Review
Medical Case Facilities (Institutional Use Groups)	x 1.5 of Building Plan Review

*\$120 minimum for each discipline when multiple disciplines are submitted at the same time

** Minimum includes up to 50,000 sq. ft. footprint, for every addition 50,000 sq. ft. is an additional \$50 (this shall not be interpolated) and multistory buildings as defined by the IBC shall have an additional 20% added

RESIDENTIAL

One and Two Single Family Dwellings	
Up to 3,200 square feet (including basement)	\$725.00 per Dwelling Unit
Up to 3,200 square feet (including basement and zoning)	\$800.00 per Dwelling Unit
Over 3,200 square feet (including basement)	\$0.23 per Square Foot
Over 3,200 square feet (including basement and zoning)	\$0.24 per Square Foot
Miscellaneous Plan Review	\$35 Per Discipline*
In-Ground Pool Plan Review	\$475.00 per Pool
Priority Express Plan Review	x 2.5 of Base Plan Review
Solar (Photovoltaic) Systems	\$265.00
Solar (Photovoltaic) Systems w/ battery	\$350.00
Solar (Photovoltaic) Systems w/ battery and generator	\$400.00

*re-reviews are an additional cost

Plan Review Fee Schedule

FIRE PROTECTION

Fire Suppression Systems (Includes fire pump, hose stations and standpipes)	
1 to 100 sprinkler heads	\$450.00
101 to 200 sprinkler heads	\$575.00
201 to 300 sprinkler heads	\$700.00
301 to 500 sprinkler heads	\$800.00
Over 500 sprinkler heads	\$900.00 + \$1.00 each up to 20k, then \$0.75
Modifications (40 or fewer sprinkler heads without calculations)	\$185.00
Residential systems (NFPA 13D)	\$240.00
Fire Alarm Systems	\$0.017 per sq.ft. (\$215 min)
Fire Alarm system Modification (existing system alterations 5,000 sq.ft. or less)	\$190.00
Hood Suppression with 15 or less points	\$215 per System
Hood Suppression with 16-29 flow points	\$270.00 per System
Hood Suppression with 30 flow points or more	\$320.00 per System
Chemical Suppression systems (excluding hood suppression)	\$350 plus alarm fees
Carbon Dioxide / Clean Agents	\$175 for up to 105 pounds of agent, \$1 each pound over
Dedicated Fire Hydrant or Standpipe System	\$25 per valve (\$300 min)
Emergency Radio Communication Coverage (ERCC)	\$0.005 per sq.ft. (\$600 min)

CONSULTING

Code Consulting	
Senior Staff	\$195.00 per hour
Supervisor Staff	\$175.00 per hour
Staff	\$155.00 per hour
Village Management/Administration	
Senior Staff	\$135.00 per hour
Supervisor Staff	\$120.00 per hour
Staff	\$100.00 per hour

OTHER SERVICES

Code Writing and Adoption Assistance
Water Flow/Backflow/Hydrant Flushing Device Testing
Special Safety Training and Disaster Planning
Building Department Analysis
Fire Protection System Analysis
Existing Building Evaluation

Inspection Fee Schedule

COMMERCIAL

Note that these rates are per project, hourly rates area available.

New and Existing, based on square footage

Building	\$0.15 per square foot
Mechanical	\$0.05 per square foot
Electrical	\$0.05 per square foot
Plumbing	\$0.05 per square foot
Energy	\$0.04 per square foot
Fire Code	\$0.08 per square foot

Minimum fees applies. Re-inspection fees are \$90 per discipline.

Special systems are an additional charge.

RESIDENTIAL

Note that these rates are per project, hourly rates area available.

New Construction, Remodels and Additions One and Two Single Family Dwellings

Up to 3,200 square feet (including basement)	\$725.00 per Dwelling Unit*
Over 3,200 square feet	\$0.23*

Minimum rates for remodels and additions plan reviews apply

Inspections are \$45 per discipline for small projects only. Re-inspection fees for all inspections are \$60 per discipline.

*Minimum rates for remodels and addition plan reviews apply

FIRE PROTECTION

Sprinkler

Underground Rough (Piping)	\$250.00
Underground Hydrostatic	\$250.00
Underground Flush	\$250.00
Any two underground inspections at the same time	\$400.00
All three underground inspections at the same time	\$500.00
Sprinkler Modification Rough (20 or fewer heads)	\$250.00
Hydrostatic Test per riser per floor	\$350.00
Fire Pump Test	\$250.00
Final Sprinkler Inspection/Test (Final)	\$250.00
Single Family (Includes rough & final)	\$250.00
Single Family Re-Inspection	\$125.00

Unless otherwise noted, failed re-inspections are at the same rates noted above.

Fire Alarm

Rough	\$250.00
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The following fees are based on the number of initiating devices. Initiating devices include smoke and heat detectors, pull stations, duct detectors, monitoring devices, flow switch, tamper switches and special detection devices.

Fire alarm Test (Final Inspection)

1 - 20 devices	\$250.00
21 - 49	\$425.00
50 - 99	\$625.00
100 and over	\$625.00 + \$4 per device over 99

Re-Inspections/Tests are based on the number of devices to be tested.

Special Suppression (Dry Chemical, Clean Agent, etc.)

Rough**	\$250.00
Final**	\$300.00
Hood Suppression Systems	\$150.00

**Additional Fire Alarm fees maybe applicable

OTHER

When the cost of fuel (gasoline) increases above \$5.00 per gallon for any period within the month their shall be a fuel surcharge of \$8 per inspector per day. The rate shall be set by the U.S. Energy Information Administration for the Midwest Region for Regular Reformulated.



Building & Fire Code Academy

Welcome to new educational opportunities offered by the Building & Fire Code Academy. The Building & Fire Code Academy (BFCA), provides comprehensive and practical education in the application, implementation and enforcement of building and fire codes for construction industry professionals nationwide. Our programs benefit thousands of building and fire officials, inspectors, design professionals, contractors and developers across the country. The Building & Fire Code Academy has established the first of its kind facility dedicated to providing continuing educational opportunities to construction industry professionals. The Building & Fire Code Academy instructors conduct on-site, open registration and private continuing education training. On-site and open registration courses are scheduled throughout the year and announced by direct mail, trade associations, fax, and our Web site. Registrations are completed directly with our office.

Providing comprehensive and practical education in the application, implementation, and enforcement of building and fire codes for construction industry professionals nationwide.

Call us to schedule your on-site training class. Choose from our standard course offerings or request topics customized to suit the specific educational needs of your organization. We can show you how even small groups can benefit, or tell us you want to be on our mailing list.



The Building & Fire Code Academy is approved as an Authorized Provider by the International Association for Continuing Education and Training (IACET), 8405 Greensboro Drive, Suite 800, McLean, VA 22102. In

obtaining this approval, the Building & Fire Code Academy has demonstrated that it complies with the ANSI/IACET Standards which are widely recognized as standards of good practice internationally.

As a result of their Authorized Provider membership status, the BFCA is authorized to offer IACET Continuing Education Units (CEUs) for its programs that qualify under the ANSI/IACET Standards.

The BFCA is additionally an Illinois Workforce Development System approved training provider and an American Institute of Architects/ Continuing Education System (AIA/CES) Registered Provider. Architects completing Academy classes earn Learning Units (LUs). HSW (Health, Safety, and Welfare) credit may also be available. Other measures of accomplishment include contact, clock, or class hours.



Building & Fire Code Academy

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