

RESOLUTION 7-1

RESOLUTION AMENDING THE SANGAMON COUNTY CODE BY
AMENDING TITLE 15
BUILDINGS AND CONSTRUCTION

WHEREAS, Sangamon County has the authority to promulgate rules and regulations governing the construction and alteration of all buildings and structures to protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to this authority, the county has adopted Chapter 15.05 of the Sangamon County Code, entitled Building, Construction, Alteration, and Maintenance, which contains permit requirements, fee schedules, and penalty provisions; and

WHEREAS, after gathering data concerning similarly situated governing bodies, and after receiving input from stakeholders, including local builders, the Zoning and Land Use Committee has determined that Chapter 15.05 of the Sangamon County Code should be revised, all as shown on Exhibit A attached hereto, so that its requirements: (a) are more closely aligned with similarly situated governing bodies; (b) provide greater revenue to support the Building and Zoning Department from those directly using its services; and (c) do not place and undue burden on those wishing to improve their real estate.

NOW THEREFORE BE IT RESOLVED by the members of the Sangamon County Board this 10th day of December, 2024, that it agrees with the aforesaid determination of the Zoning and Land Use Committee and, accordingly, Chapter 15.05 of the Sangamon County Code is hereby revised and amended as set forth in Exhibit A hereto, effective January 1, 2025.


ZONING AND LAND USE CHAIRMAN

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

FILED

NOV 26 2024


Sangamon County Clerk

DATED

Exhibit A

15.05.200 Fee

~~Residential Building Permit Fee Schedules.~~

~~Residential Construction: Single Family/Duplex/Town homes.~~

~~Based on Fair Market Value at \$81.00 a sq. ft. for footings, foundations structure and finishes.~~

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

~~Electrical \$7.00 a sq. ft. \times .007~~

~~HVAC \$7.00 a sq. ft. \times .007~~

~~Plumbing \$7.00 a sq. ft. \times .007~~

~~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 \$7.00 per \$1000.00~~

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

~~\$1,500,000.01 and above \times \$4.00 per \$1000.00~~

~~Accessory Structures detached garages, pole barns, storage sheds over 120 sq. ft.~~

~~Fee \$20.00 a sq. ft. \times .007~~

~~If any mechanicals are installed then the fee will be computed at \$7.00 a sq. ft. \times .007.~~

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

~~Zoning Inspection Fee \$50.00~~

~~Mobile Home Fees \$270.00~~

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

~~Modular Homes \$540.00~~

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

Homes that are moved to another locations \$541.00. Includes Zoning, Building, Electrical, Mechanical, Plumbing hookups.

Demolition Fee \$68.00

Furnace change outs Cost $\times .007$ with a \$41.00 minimum fee.

Condensing unit change outs Cost $\times .007$ with a \$41.00 minimum fee.

Roofing, re-roof, siding, gutters, windows and door replacements Cost $\times .007$ with a \$41.00 minimum fee.

a. The installation of each Hydronic Boiler:	\$41.00
b. Fuel Gas piping systems not combined with Other plumbing, mechanical systems or permits.	\$41.00
c. The installation of water heaters, Electric, Natural Gas or LP Gas fired:	\$41.00
d. The installation of water treatment systems, Alternatively, water softeners:	\$41.00
e. The installation of RPZ, Dual Check or Cross-connection control devices not Combine with other plumbing permits:	\$41.00
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.	\$41.00
g. All other plumbing work as defined by the Illinois State Plumbing Code will require a permit, inspection, Approval or disapproval by the Sangamon County Zoning and Building Safety Department.	

Fireplaces Included in new home construction otherwise Cost $\times .007$ with a \$41.00 minimum fee.

Swimming Pools above ground \$68.00, in-ground \$135.00. Includes Pool, Electrical, Plumbing and Zoning. This does not include decks, and misc. electrical outlets.

Residential Sign Permit \$50.00

Additional Plumbing Fees-

Commercial/Industrial Building Permit Fee Schedules

Commercial Fees are figured at \$9.00/1000 of the fair market value with the following decreasing scale.

Cost

\$0.00 to \$500,000.00 \times \$9.00 per \$1000.00

~~\$500,000.01 to \$1,000,000.00 × \$7.00 per \$1000.00~~

~~\$1,000,000.01 to \$1,500,000.00 × \$5.00 per \$1,000.00~~

~~\$1,500,000.01 and above × \$4.00 per \$1000.00~~

~~Commercial Demolition Permit Fee \$135.00~~

~~Commercial Sign Permit Fee \$100.00~~

~~Electrical permit fee maybe needed at an extra cost.~~

~~General Fee \$40.00~~

~~Re-inspection Fee \$54.00~~

~~Inspections out of hours \$54.00(normal hours 7:00 am 4:30 pm)~~

~~Minimum Building Permit Fee \$41.00~~

~~Change of Occupancy without Building Permit Fee \$68.00. Needed when occupancy classification change.~~

~~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.~~

~~Commercial Solar Farm and Garden Construction Fees:~~

~~0-10 kW \$200.00~~

~~11-50 kW \$375.00~~

~~51-100 kW \$750.00~~

~~101-500 kW \$1,500.00~~

~~501kW-1 MW \$3,000.00~~

~~1 MW-2 MW \$6,000.00~~

~~over 2 MW \$6,000.00 plus \$200.00 for each additional 100 kW or \$2,000.00 per each additional MW (nameplate capacity).~~

Residential Permit Description	Fee
Residential New Construction/Alteration	\$0.58 ft ²
Residential New construction/Alteration Unfinished area (Basement/Garage)	\$0.19 ft ²
Residential Electrical, Plumbing and HVAC	\$0.08 ft ² min \$100

Mobile Home	\$300
Modular Home	\$600
Residential Relocation (Relocation only, other permits may apply)	\$600
Accessory Structures over 120 ft ² (Other permits may apply)	\$0.15 ft ² min \$100
Residential Erosion Control (not applicable w/ new construction)	\$100
Residential Demo	\$75
Roofing	\$100
Siding, Windows, and Doors (when structure has been altered)	\$100
Fireplace (not applicable w/ new construction)	\$100
Swimming Pool-Above Ground (Pool only, other permits may apply)	\$100
Swimming Pool-In Ground (Pool Only, other permits may apply)	\$20 ft ² min \$150
Deck or Fence	\$100
Residential Personal Solar Energy System	\$25 kW min \$200
Residential Personal Battery Energy System	\$25 kW min \$200
Residential Personal Wind Energy System	\$25 a ft, to the blade tip
Minimum Fee	\$100
Any permit not mentioned	\$100
Residential Penalty	150% of permit cost

*Ag-Exempt permits only apply to Agriculture storage facilities of Category 1 Structures per the International Building Code, additional Electrical, Plumbing, and HVAC permits may be required.

*A hardship waiver may be available for owner-occupied residences with a fair market value not to exceed \$75,000 with a minimum permit fee of \$100.

*A hardship waiver may be available for owner-occupied residences that have been affected by a natural disaster or total loss fire. Permit waiver up to 50% per the administrator's discretion.

*Government accessory structures not intended for occupancy may waive the permit fee.

*Disabled veterans may waive permit fees for construction or alteration to support said disability per state statute (proof required).

*Veterans receive a 25% discount.

*All square footage fees are subject to an annual CPI increase.

Commercial Permit Description	Fee
Commercial Building/Alterations	\$0.51 ft ²
Commercial Accessory or Cold Storage (Mini-Storage)	\$0.255 ft ²
Electrical, Plumbing, and HVAC	\$0.1 ft ² each
Commercial Demo	\$150
Commercial Erosion Control	\$250
Commercial Sign Electric included	\$1 ft ² (min \$250)
Commercial Structure Solar and Battery Storage	\$25 per KW (min \$250)
Commercial Solar Energy Systems & Battery Energy Storage Systems	
0-10 kW	\$200
11-50 kW	\$375
51-100 kW	\$750

101-500 kW	\$1,500
501 kW- 1 MW	\$3,000
1 MW-2 MW	\$6,000
2 MW and over	\$6,000 plus \$2,000 per MW
Commercial Wind Energy Systems	\$25 a ft. to the Blade Tip
Minimum Fee	\$150
Any permit not mentioned	\$150
Commercial Penalty	150% of permit cost

Any types of construction not specifically addressed in the above fee schedule. Fees shall be determined by the Sangamon County Building and Zoning Department using acceptable industry resources to determine fair market values.

(Ord. 12 §1, April 19, 2002; res. 12 §1 (part), May 8, 2001).

(Res. No. 12, § V, Exh. E, 7-11-2017; Res. No. 12-1, Exh. A, 7-10-2018)

Article 15.05-IV Violations

15.05.210 Violation Penalties

Any person who violates a provision of the codes referenced in Section 15.05.070 or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official or code official, or of a permit or certificate issued under the provisions of the codes, commits a petty offense.

Any person who commences construction without having made application to the Department of Building Safety and received authorization from said department to begin said construction shall be subject to an application fee of one hundred fifty percent (150%) of the normal fee.

The state's attorney may bring action to enforce compliance of the requirements of this ordinance by filing an action before the Sangamon County Ordinance Violation Hearing Department or by filing an action in Sangamon County Circuit Court requiring conformance with this article, fines, fees and costs for violation of this article or such other order as the Court or hearing officer may deem necessary.