

## City of Rockford, Illinois

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 Construction and Development Services  
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# Construction & Development Services Fees Explanation

## *How to determine Residential permit fees*

	<b>Alteration / Remodel &amp; Additions</b>	<b>New Stand-Alone Buildings</b>
<p><b>Residential</b></p> <p>Definition: <u>detached one (1) and two (2) family dwellings and townhouses</u> not more than three stories above-grade in height with a separate means of egress and their accessory structures constructed under the International Residential Code</p>	<ul style="list-style-type: none"> <li>Permit fee is ½ of 1 Percent (.005) of <i>Total Reported Value*</i> of project (minimum fee of \$10.00),</li> </ul> <p><b>PLUS</b></p> <ul style="list-style-type: none"> <li>\$41.00 per permit to be issued (i.e. building, electrical, gas piping, HVAC, plumbing, etc.),</li> </ul> <p><b>PLUS</b></p> <ul style="list-style-type: none"> <li>For ADDITIONS add \$22.00 for Planning review,</li> </ul> <p><b>PLUS</b></p> <ul style="list-style-type: none"> <li>Add 10% of total fee calculated above for Technology Fee</li> </ul>	<ul style="list-style-type: none"> <li>Permit fee is ½ of 1 Percent (.005) of the <i>calculated construction value</i> which is calculated using the ICC BVD Data Report**,</li> </ul> <p><b>PLUS</b></p> <ul style="list-style-type: none"> <li>\$41.00 per permit to be issued (i.e. building, electrical, gas piping, HVAC, plumbing, etc.),</li> </ul> <p><b>PLUS</b></p> <ul style="list-style-type: none"> <li>\$55.00 for Planning review,</li> </ul> <p><b>PLUS</b></p> <ul style="list-style-type: none"> <li>Add 10% of total fee calculated above for Technology Fee</li> </ul>
<p><b>Residential Permit Fee Examples</b></p>	<p>Total reported value for remodeling project = \$12,500.00</p> <ul style="list-style-type: none"> <li>12,500 x 0.005 = <b>\$62.50</b> PLUS</li> <li>41 (bldg) + 41 (elec) + 41 (plbg) + 41 (mech) = <b>\$164.00</b></li> </ul> <p>Subtotal: \$62.50 + \$164.00= <b>\$226.50</b>  <b>TOTAL = \$226.5 + 10% (\$22.65) = \$249.15</b></p>	<p>Calculated construction value from BVD Table = \$170,000.00</p> <ul style="list-style-type: none"> <li>170,000 x 0.005 = <b>\$850.00</b> PLUS</li> <li>41 (bldg) + 41 (elec) + 41 (plbg) + 41 (mech) + 41 (gas) = <b>\$205.00</b> PLUS</li> <li><b>\$55.00</b> for planning review</li> </ul> <p>Subtotal: \$850.00 + \$205.00 + \$55 = <b>\$1,110.00</b>  <b>TOTAL = \$1,110.00 + 10% (\$111.00) = \$1,211.00</b></p>
<p><b>Notes:</b></p>	<p>Please note there may be Public Works fees due at permit issuance, please call to verify!</p>	

- Each project shall have a designated responsible party who shall be responsible for payment of the permit fees for all the construction work involved in the project; and the responsible party shall pay all the permit fees at the time the first permit is issued.
- Subsequent trade permits will be issued as required for Mechanical, Electrical, Plumbing, and Fire Protection construction to the required licensed or registered contractors and no additional fee will be charged for these subsequent permits when the work was previously included in the original permit obtained by the responsible party.
- \*For the purpose of determining permit fees, "total reported value" shall include structural, electrical, plumbing, mechanical, interior finish and normal site preparation including all labor, materials (including finish work), contractor overhead and profit, grading, retaining walls, paving, and other site work, and any demolition work unless such work was included in other permits issued.  
 \*\*See the August 2013 ICC Building Valuation Data Report for square footage costs used to determine permit fees. See next page for determining the *calculated construction value* using the ICC BVD.

## Calculated Construction Value example using ICC BVD

Using the ICC Building Valuation Data table to calculate the cost of a new detached single family dwelling.

Construction Type = VB (typical)

Use Group = R-3

First and Second Level square footage = 1,200 s.f. per floor

Unfinished Basement = 1,200 s.f.

Garage = 720 s.f.

Table says use \$110.29 per square foot for first and second floor (VB, R-3)

Table says use \$15.00 per square foot for unfinished basement (all use groups)

Table says use \$42.06 per square foot for garage (VB, U)

$1,200 \times \$110.29 = \$132,348.00$  per floor  $\times$  two floors = **\$264,696.00**

$1,200 \times \$15.00 =$  **\$18,000.00**

$720 \times \$42.06 =$  **\$30,283.20**

**Total Calculated Construction Cost = \$312,979.20**

**Use this value to determine your permit costs.**

**\*\*\*\*\*All Fees and Examples Are Based On the 2014 City Of Rockford Fee Schedule\*\*\*\*\***

## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

### Square Foot Construction Costs <sup>a, b, c, d</sup>

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	224.86	217.27	211.75	202.82	190.47	185.12	196.05	174.13	167.22
A-1 Assembly, theaters, without stage	205.84	198.25	192.73	183.80	171.46	166.11	177.03	155.12	148.21
A-2 Assembly, nightclubs	175.48	170.50	165.74	159.07	149.41	145.36	153.20	135.40	131.56
A-2 Assembly, restaurants, bars, banquet halls	174.48	169.50	163.74	158.07	147.41	144.36	152.20	133.40	130.56
A-3 Assembly, churches	207.90	200.31	194.78	185.86	173.66	168.32	179.09	157.32	150.42
A-3 Assembly, general, community halls, libraries, museums	173.93	166.34	159.82	151.89	138.66	134.32	145.12	122.32	116.42
A-4 Assembly, arenas	204.84	197.25	190.73	182.80	169.46	165.11	176.03	153.12	147.21
B Business	179.33	172.77	166.90	158.73	144.01	138.61	152.18	126.55	120.48
E Educational	190.23	183.68	178.30	170.23	158.53	150.15	164.36	138.54	134.04
F-1 Factory and industrial, moderate hazard	108.42	103.32	97.18	93.38	83.24	79.62	89.22	68.69	64.39
F-2 Factory and industrial, low hazard	107.42	102.32	97.18	92.38	83.24	78.62	88.22	68.69	63.39
H-1 High Hazard, explosives	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	N.P.
H234 High Hazard	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	57.71
H-5 HPM	179.33	172.77	166.90	158.73	144.01	138.61	152.18	126.55	120.48
I-1 Institutional, supervised environment	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
I-2 Institutional, hospitals	304.49	297.93	292.06	283.89	268.07	N.P.	277.34	250.61	N.P.
I-2 Institutional, nursing homes	210.47	203.90	198.04	189.87	175.09	N.P.	183.31	157.63	N.P.
I-3 Institutional, restrained	204.27	197.71	191.84	183.67	170.47	164.08	177.12	153.01	144.94
I-4 Institutional, day care facilities	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
M Mercantile	130.79	125.81	120.05	114.38	104.47	101.42	108.50	90.46	87.62
R-1 Residential, hotels	179.14	172.89	167.90	160.83	147.95	144.10	160.52	132.93	128.36
R-2 Residential, multiple family	150.25	143.99	139.01	131.94	119.77	115.91	131.62	104.74	100.18
R-3 Residential, one- and two-family	141.80	137.90	134.46	131.00	125.88	122.71	128.29	117.71	110.29
R-4 Residential, care/assisted living facilities	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
S-1 Storage, moderate hazard	100.53	95.44	89.29	85.49	75.57	71.95	81.34	61.02	56.71
S-2 Storage, low hazard	99.53	94.44	89.29	84.49	75.57	70.95	80.34	61.02	55.71
U Utility, miscellaneous	74.83	70.51	66.11	62.74	56.42	52.69	59.81	44.15	42.06

- a. Private Garages use Utility, miscellaneous  
b. Unfinished basements (all use group) = \$15.00 per sq. ft.  
c. For shell only buildings deduct 20 percent  
d. N.P. = not permitted