

COOK COUNTY BUILDING AND ENVIRONMENTAL ORDINANCE

The latest edition of the Cook County Building and Environmental Ordinance was published in 1997. This addendum is a compilation of the changes to the Cook County Building Codes from 1997 through February 4, 2009.

—Applies only to the unincorporated areas of Cook County.—

From the original printing:
**BE IT ORDAINED BY THE BOARD OF
COMMISSIONERS OF COOK COUNTY:**

Section I

That the Building Ordinance, originally passed by the Board of Commissioners of Cook County on March 11, 1949, and is amended, is herewith and now comprehensively amended to read as follows:

Section II

This Comprehensive Amendment shall take effect on September 15, 1963.
Amended to June 2, 1997

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Peter Mierzwa, General Manager

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ARTICLE III

RULES AND DEFINITIONS

Section 3.2 Definitions

Building Height: is the vertical distance measured from the existing lot grade five feet in front of the center of the front of the building, to the highest point of the under side of the ceiling beams in the case of a flat roof; to the deck line of a mansard roof; and the mean level of the under side of the rafters between the highest ridge of a gable, hip, shed, gambrel, or any other pitched roof. (Correction to page 7A, Ordinance 08-O-39, 06-17-08.)

Section 3.2 Definitions

Accessory Structure, Detached is a completely free-standing building used as an accessory building to a building and is governed by the provisions of Article XVII. Accessory structures include, among others: garages, sheds, pool buildings, gazebos, trellises, arbors, pergola, shelters, etc.

Basement is a portion of a building or structure, having one-half (1/2) or more of its ceiling height below the finished lot grade level. When single-family dwellings and townhouse buildings have a split-elevation below-grade floor condition, the level that has one-half (1/2) or more of its ceiling height below finished lot grade shall not be counted as a story but rather as a basement when the area having one-half (1/2) or more of its ceiling height below finished lot grade exceeds fifty (50) percent of the total area of the level in question.

Decks are floor surfaces, unroofed and open to the sky, above grade level and may be attached or unattached to a principal building.

Garage, Attached is a portion of a building used as a Private Garage that provides direct access from the attached garage to the main structure of a single-family residence or dwelling unit, and whose area is considered part of both the basic and total area limitation of the main structure.

Patios are floor surfaces, unroofed and open to the sky, at grade and may be adjacent to or separate from a principal building.

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Porches are unheated roofed spaces, either enclosed or not, attached to a principal building containing additional floor area for miscellaneous purposes.

Safety Glazing Materials means wired glass, tempered glass, laminated glass and rigid plastics which meet the test requirements of the ANSI-Z-97, I-1966 are classified as safety glazing materials, materials so constructed, treated or combined with other materials as to minimize the likelihood of accidental cutting and piercing injuries resulting from human contact and breakage of the glazed material. They shall not support combustion and may be either transparent or non-transparent. (Corrections to pages 2A, 6A, 12A, 20A, 27A, 28A and 31A, Ordinance 09-O-12, 02-04-09.)

ARTICLE IV GENERAL PROVISIONS

Section 4.2 Separability

Section 4.2-2 If an administrative law officer or administrative law officer, appointed by the Department of Administrative Hearings, or any court of competent jurisdiction shall adjudge invalid the application of any provision of this ordinance to a particular building or structure, such judgment shall not affect the application of said provision to any other building or structure not specifically included in said judgment. (Correction to page 41A, Ordinance 09-O-01, 12-03-08.)

Section 4.4-3 Construction Fencing

A. If a permit authorizes demolition or authorizes construction of a new principal structure or substantial excavation, then the applicant shall cause a safety fence to be installed around the subject property in a location and manner approved by the department.

The protective fencing herein required shall be at least six feet high in height and be of substantial construction capable of preventing persons from falling into such excavation or construction or otherwise being injured by virtue of such work.

The fencing shall be installed not more than seven (7) days nor less than four (4) days before the commencement of any work on the subject property, including mass grading and the installation of site utilities, pursuant to any permit issued by Cook County. Said fencing shall remain in place until a Certificate of Occupancy is issued for the structure. The location of the perimeter fencing may be changed during the construction period with approval of the Building and Zoning Department. "No Trespassing" signs shall be mounted on the fencing in conspicuous locations around the site. If the size of the construction site is too large for fencing alone to be effective, in the judgment of the Building and Zoning Department, the permittee must have the construction area patrolled by a licensed Illinois detective agency during the hours specified herein for the closing and locking of gates.

B. Any gate in a perimeter fence must be closed at all times except to

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allow ingress and egress to and from the site. Said gate must be locked at all times, other than permitted hours of construction specified in Section 4.5 of the Building Code and at any other time when no work is being performed on the site.

- C. Fencing, as provided herein, shall also be required for any new construction project of Cook County, school or park district, or any other public agency, whether or not a building permit has been or is required to be issued by Cook County when the project is located within any area in which Cook County has authority and jurisdiction.
- D. Fencing, as provided herein, shall also be required around any activity, whether a building permit is required or not, where construction or landscaping materials are stored or stockpiled.

No Certificate of Occupancy shall be issued for any construction undertaken in conjunction with the provisions of this ordinance until such time that all penalties and fines have been resolved to the satisfaction of the County. (Corrections to pages 42A and 43A, Ordinance 01-O-15, 07-10-01.)

Section 4.5 Construction Hours

Hours of Construction shall be 7:00 a.m. – 7:00 p.m. on all structures, except for residentially zoned accessory structures or emergency work included but not limited to public improvements or public utilities, and for the operation of pumps when continuous pumping is necessary for removal of water from the construction area. (Correction to page 47A, Ordinance 01-O-17, 07-10-01.)

Section 4.6 Materials, Methods, Standards, and Tests

Accepted Engineering Practice

Section 4.6-5 The regulation, specifications, standards and tests of the technical organizations which are referred to in this ordinance are hereby incorporated herein by such reference with the same effect as though set forth. (Correction to page 48A, Ordinance 09-O-12, 02-04-09.)

ARTICLE V
ADMINISTRATION AND ENFORCEMENT

Section 5.3 Permits, Certificates and Plans
Building Permits

Section 5.3-1

a. Permit Required

- (1) It shall be unlawful to erect, construct, alter, relocate, or demolish, or to commence the erection, construction, alteration, relocation, demolition of a building or structure, or make site modifications to surface topography, or affect the storm water drainage of a property, or install or modify storm water infrastructure, or install equipment for the operation of a building or structure, without first filing with the Building Commissioner an application in writing and obtaining a permit.
- (2) Any building permit application that entails: (a) the construction of a free standing building on vacant property, (b) an accessory building (625 square feet or larger in floor area), (c) an addition located in a required side yard, (d) the addition or modification of impervious surfaces (drives, patios and walks) that affect surface drainage, (e) modifications to site topography that affect surface drainage or (f) work to install or modify storm water infrastructure shall also contain four copies of fully engineered site development drawings complying with submission requirements and bearing the original seal and signature of an Illinois licensed engineer.
- (3) Permit shall also be required for all proposed construction, substantial improvements, or other development, including the placement of mobile homes within floodplain areas having special flood hazards.
- (4) The building permit application will be reviewed to assure that any proposed construction within floodplain areas are:
 - (a) Designed and anchored to prevent flotation, collapse or lateral movement of the structure.
 - (b) Constructed with materials and utility equipment resistant to flood damage.
 - (c) Constructed by methods and practices that minimize flood damage.
 - (d) At the time of issuance and/or prior to complying such building permits, the following information shall be noted and recorded:

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- (i) Elevation of the lowest floor (including basement)
- (ii) Where the elevation of the lowest floor is below grade, on one or more sides, the elevation of the floor immediately above,
- (iii) Where a structure has been flood proofed; the elevation to which the structure was flood proofed.

(e) The Building Commissioner may, at his discretion, request additional drawings and documented sources of information to verify that construction location will be outside the floodplain or flood table areas.

(5) Such permits, or placard indicating the possession of same, shall be posted in a conspicuous place upon the exterior of the premises for which it is issued, and shall remain so posted at all times until the work is completed and approved.

b. Prior Approval of Other Authorities

(4) No building permit shall be issued for construction until approval has been obtained from all other authorities with jurisdiction.

f. Those Authorized to Make Application

Applications shall be made by the professional responsible for the design of the proposed work, the property owner or the owner's authorized agent only. Owners may authorize an agent by submitting an original notarized letter, naming the agent at time of application.

g. Amendments to Application

All proposed amendments to work, except such work as described in Section 5.3-1, c., included in a permit that has been issued, must be made by submitting for a revised building permit application for the proposed amendments. Work included on a revised permit must not be constructed until approval and issue of the revised permit. The Building Commissioner shall not grant a certificate of compliance until all revised permits have been completed, approved and issued. (Corrections to pages 58A and 59A, Ordinance 09-O-12, 02-04-09.)

ARTICLE V

Registration of Multiple Buildings – Definitions

Section 5.3-4

Time of Registration

	Proposed:	Existing:
Initial Registration	\$75.00	\$50.00
Renewal	\$37.50	\$25.00
Renewal after 1 year	\$75.00	\$50.00

(Correction to page 64A, effective 07-31-07.)

VIII. Enforcement

The Building Commissioner shall enforce the provisions of this Section and, in addition to any other remedies provided by law including institutions of proceedings in the Violations Division of the Department of Building and Zoning and referral of violation notice appeals to the Cook County Department of Administrative Hearings for a hearing conducted by an administrative law officer or administrative law judge, may request prosecution by the Cook County State’s Attorney of owners who fail to comply. (Correction to page 65A, Ordinance 09-O-01, 12-03-08.)

Penalties – Multiple Dwelling Registrations and False Information

	Proposed:	Existing:
1st Offense	\$75.00	\$50.00
Nor more than	\$300.00	\$200.00
2nd Offense	\$150.00	\$100.00
Nor more than	\$450.00	\$300.00
Submission of False Information	\$150.00	\$100.00
Nor more than	\$750.00	\$500.00

(Correction to page 65A, effective 07-31-07.)

ARTICLE V

Section 5.4 Enforcement

Methods of Enforcement (test update)

Section 5.4-3 a. Registration for Building Work

(6) If any person, firm, or corporation registered as provided by this section, shall fail in the execution of any work for which a permit was issued, to comply with the provisions of this ordinance relative to the erection, enlargement, alteration, repair, relocation, or demolition of any building, or part thereof, the Building Commissioner shall either request the Cook County Department of Administrative Hearings to appoint an administrative law officer or an administrative law judge to conduct a hearing, following all the rules and procedures set forth in Chapter 2, Article IX of the Cook County Code, or request the State's Attorney bring suit and to prosecute such person, firm, or corporation for such failure or violation, and in the case of a finding of guilty, his name shall be stricken from the registration book and shall not be re-entered or reinstated during such time as the failure or violation exists or any judgment remains unsatisfied with regard to the said finding.

c. Complaints and Reports

(2) Compliance

(b) In the event that satisfactory changes, alterations, repairs, or requirements ordered by notice of the Building Commissioner are not commenced within the time specified in said notice, the Building Commissioner shall either request the Cook County Department of Administrative Hearings to appoint an administrative law officer or an administrative law judge to conduct a hearing, following all the rules and procedures set forth in Chapter 2, Article IX of the Cook County Code, or advise the State's Attorney of such notice, and shall recommend legal prosecution. (Corrections to pages 66A and 72A, Ordinance 09-O-01, 12-03-08.)

ARTICLE VI

CLASSIFICATION OF BUILDINGS

Section 6.2 Classification by Construction Type

Every new or existing building, structure or part thereof shall, for the purpose of this ordinance, be classified under any one, or a combination, of five (5) general construction types listed below, according to the character of the structural elements employed, their method of assembly, and the fire resistance they afford. When multiple construction types are proposed, they shall be separated from each other by fire walls as described in Section 20.6.

TYPE II. UNPROTECTED METAL FRAME CONSTRUCTION

- a. Type II construction shall be that construction of which the structural elements are composed of steel or other metals which are generally unprotected from fire exposure, except as specified in Part B and in Article XX.

TYPE IV. ORDINARY MASONRY CONSTRUCTION

Type IV construction shall be that construction of which the interior structural elements are composed of generally combustible materials, (as light wood) having dimensions less than those required for heavy timber construction, and the exterior structural members are composed of masonry affording fire resistance as specified in Part B, and in Article XX. Type IV construction shall consist of two (2) subtypes, as listed below, which are distinguished by degree of fire resistance

Type IVA

Type IVB

(Corrections to pages 81A and 82A, Ordinance 09-O-12, 02-04-09.)

ARTICLE VIII

RESIDENTIAL BUILDING (CLASS A)

Section 8.1 Height and Area Limitations

Section 8.1-1 Single-Family Dwellings (Class A1)

Section 8.1-1A The maximum allowable basic floor area of existing single family homes may be increased by twenty-five (25) percent for additions to existing single family homes provided the following conditions are met:

- (1) The entire structure, including those areas not affected by the proposed addition, comply with all current applicable provisions of this ordinance, and
- (2) The total allowable area of the existing single family residence does not exceed the maximum total allowable area of the structure's existing construction type. or
- (3) The proposed addition may be constructed to comply with the requirements of any allowable construction type that would permit the basic and total areas of the combined existing and new basic and total areas, if the entire structure, including those areas not affected by the proposed addition, complies with all current applicable provisions of this ordinance. (Correction to page 2B, Ordinance 09-O-12, 02-04-09.)

Section 8.2-1 Single-Family Dwellings (Class A1)

f. Interior Finish

Flame spread ratings for interior finish shall be governed by the class of finish allowed, as indicated below.

Required Exitways, Including Stair Enclosures, Corridors and Passageways	Corridors Not Part of Required Exitways	Rooms 1500 Sq. Ft. and Less in Floor Area	Rooms Larger Than 1500 Sq. Ft. in Floor Area
4*	4*	4*	3

*Class 4 finish in these locations shall not have a flame spread rating greater than 300.

g. Two Basement Exits Required

Two exits are required from basement areas. One shall be a compliant exit way, the second may be an escape window, accessible from the main corridor or an attached open area. The escape window shall be 3' X 4' or larger.

ARTICLE VIII

Section 8.2-3 Porches

- (a) Porches constructed of combustible materials shall be permitted when attached to Multi-Family Residential Buildings, Occupancy Class A2 of Construction Types IVA, IVB, VA and VB construction, with the following limitations:
 - a. Porches shall not exceed three (3) stories in height.
 - b. Porches shall not project more than 10 feet from the building nor exceed 150 square feet in area per dwelling unit.
 - c. Porches shall be located not closer than six (6) feet to an interior lot line.
 - d. Porches of combustible construction shall not be permitted in the Conflagration Hazard District.
- (b) Porches constructed of combustible materials shall be permitted when attached to Single-Family Residential Buildings, Occupancy Class A1, of any Construction Type, with the following limitations:
 - a. Porches shall not exceed the allowable height of the structure.
 - b. Porches shall be located not closer than six (6) feet to an interior lot line.
 - c. Porches of combustible construction shall not be permitted in the Conflagration Hazard District.

Section 8.4 Exit Requirements

Section 8.4-2 Minimum Number of Exits

- b. All basements used for other than service of the building shall have not less than two (2) independent exit ways. In single-family dwelling units, two means of egress are required from basements, one shall be a compliant exit way, the second may be an escape window, accessible from the main corridor or an attached open area.
- e. Every habitable room within twenty (20) feet of grade in a residential occupancy shall include a secondary means of escape. The secondary means of escape shall be an outside window or door operable from the inside without the use of tools, keys or special effort and shall provide a clear opening of not less than 5.7 square feet. The minimum width shall be 20 inches and the minimum height shall be 24 inches. The bottom of the opening shall not be more than 44 inches above the floor.

ARTICLE VIII

Stairway Class Required

Section 8.4-5 All new Residential Buildings shall be provided with Class A or Class B stairways, except that all new Residential Buildings or Structures with a total occupancy content of over 1000 or Buildings more than 60 feet or 5 stories high shall be provided with Class A Stairways. Such stairways shall comply with the applicable requirements of Section 22.5-3 of Article XXII. In single-family residences, Occupancy Class A1 only, when the occupant load is less than 50 persons on all floors served by the stairway, Class C stairs are permitted, subject to the reductions listed in Section 22.5-3, for Class C stairs. (Corrections to pages 1B through 9B, Ordinance 09-O-12, 02-04-09.)

ARTICLE X

ASSEMBLY BUILDINGS AND STRUCTURES (CLASS C)

Section 10.4 Exit Requirements

Section 10.4-1 Occupancy Content

- a.
- (2) One person for six (6) square feet of net floor area of individual rooms which are used, or are usable, for theater type seating, plus one person for each fifteen square feet of that portion of the stage area, in conjunction with such rooms, used for presentations (stage wings shall be excluded), plus the balance of all other spaces calculated at the person per net square foot as prescribed by the related occupancy section on Part B of this ordinance. (Correction to page 52B, Ordinance 09-O-12, 02-04-09.)

ARTICLE XVII

UNCLASSIFIED BUILDINGS AND STRUCTURES

(CLASS J)

Section 17.1 Height, Area, and Volume Limitations

Section 17.1-1 Unclassified Buildings

Maximum Allowable Height- Construction Classification										
Building	Unit of Measure	IA	IB	IC	II	III	IV A	IV B	VA	VB
Automobile Service Stations	Stories	4(a)	3(b)	3(b)	1	2	2	1	NP	NP
	Feet	55	40	40	20	30	30	20	NP	NP
Boathouses, Private	Stories	4(a)	3(b)	3(b)	1	2	2	1	1(c)	1(c)
	Feet	55	40	40	20	30	30	20	20	20
Coal Silos or Pockets	Feet	U	U	U	50	NP(d)	NP	NP	NP	NP
Detached Residential Accessory Structures	Stories	1	1	1	1	1	1	1	1	1
	Feet	15	15	15	15	15	15	15	15	15
Fallout Shelters, Aboveground	Stories	1	1	1	1	1	1	NP	NP	NP
	Feet	20	20	20	20	20	20	NP	NP	NP
Fire Stations	Stories	U	U	4(b)	1	3(b)	2	NP	NP	NP
	Feet	U	U	55	30	40	30	NP	NP	NP
Garages, Private	Stories	1	1	1	1	1	1	1	1	1
	Feet	15	15	15	15	15	15	15	15	15
Greenhouses (e)	Stories	U	U	3(b)	2	3(b)	2	2	1	1
	Feet	U	U	45	30	45	30	30	30	30
Police Stations	Stories	U	U	4(b)	1	3(b)	2	NP	NP	NP
	Feet	U	U	55	30	40	30	NP	NP	NP
Roadside Stands	Stories	1	1	1	1	1	1	1	1	1
	Feet	20	20	20	20	20	20	20	20	20
Roundhouses	Stories	1	1	1	1	1	NP	NP	NP	NP
	Feet	40	40	40	40	40	NP	NP	NP	NP
Sheds	Stories	1	1	1	1	1	1	1	1	1
	Feet	15	15	15	15	15	15	15	15	15
Stables	Stories	4	3	2	1	1	1	1	NP	NP
	Feet	55	40	30	15	15	15	15	NP	NP
Temporary Buildings (f)	Stories	1	1	1	1	1	1	1	1(c)	1(c)
	Feet	20	20	20	20	20	20	20	20	20
Tents (f)	Stories	1	1	1	1	1	1	1	1	1
	Feet	20	20	20	20	20	20	20	20	20

U—Unlimited

NP—Not Permitted

- (a) Height shall be unlimited when the building is equipped throughout with an approved automatic sprinkler system and standard fire alarm system.
- (b) One additional story or 15 feet additional height shall be allowed when the building is equipped throughout with an approved automatic sprinkler system and a standard alarm system.
- (c) See Section 7.2 for additional restrictions when located within the Conflagration Hazard District.
- (d) Shall be permitted not to exceed a height of 35 feet only when located not less than 30 feet from any other structure, any lot line, and from any public way or railroad right-of-way.
- (e) Accessory greenhouses shall not exceed 15 feet in height.
- (f) The Building Commissioner may allow a greater height if the individual circumstances merit an increase.

ARTICLE XVII

Maximum Allowable Floor Area (in square feet)

Classification		Construction								
Building	Building Height*	IA	IB	IC	II	III	IVA	IVB	VA	VB
Automobile Service Stations	Single-Story	U	U	U	10,000	12,000	10,000	8,000	NP	NP
	Multi-Story	30,000	20,000	15,000	NP	8,000	8,000	NP	NP	NP
Boathouses Private	Single-Story	U	U	U	10,000	12,000	10,000	8,000	6,000 (a)	4,000 (a)
	Multi-Story	30,000	20,000	15,000	NP	10,000	8,000	NP	NP	NP
Coal Silos or Pockets	Single-Story	U	U	U	10,000	NP(b)	NP	NP	NP	NP
Detached Residential Accessory Structures	Single-Story	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,000 (a)	1,000 (a)
Fallout Shelters, Above ground	Single-Story	U	U	24,000	5,000	8,000	5,000	NP	NP	NP
Fire Stations	Single-Story	U	U	30,000	15,000	20,000	15,000	NP	NP	NP
	Multi-Story	U	U	20,000	NP	8,000	8,000	NP	NP	NP
Garages, Private (c)	Single-Story	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,000 (a)	1,000 (a)
Greenhouses	Single-Story	U	U	U	10,000	12,000	10,000	8,000	5,000	3,000
	Multi-Story	30,000	20,000	16,000	5,000	8,000	8,000	6,000	NP	NP
Police Stations	Single-Story	U	U	30,000	15,000	20,000	15,000	NP	NP	NP
	Multi-Story	U	U	20,000	NP	8,000	8,000	NP	NP	NP
Roadside Stands	Single-Story	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Roundhouses	Single-Story	U	U	U	15,000	20,000	NP	NP	NP	NP
Sheds, Storage (d)	Single-Story	500	500	500	500	500	500	500	500	500
Shelter Sheds	Single-Story	U	U	U	10,000	12,000	8,000	5,000	1,000	1,000
Stables	Single-Story	40,000	35,000	20,000	15,000	20,000	10,000	5,000	NP	NP
	Multi-Story	25,000	20,000	10,000	NP	NP	NP	NP	NP	NP
Temporary Buildings (e)	Single-Story	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000 (a)	1,000 (a)
Tents (e)	Single-Story	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200

U—Unlimited

NP—Not Permitted

*—The maximum floor area of a multi-story building shall be determined by multiplying the basic floor area specified herein by the “story-factor” obtained below. However, in no case shall the floor area of any individual story in a multi-story building exceed such basic floor area.

ARTICLE XVII

Height of Buildings in Stories	Story-Factor
2	2.00
3	2.70
4	3.40
5	4.00
6	4.50
7	4.90
7	5.20
9	5.50
10	5.80
11	6.10
12	6.40

13 or more add .25 for each additional story

- (a)-See Section 7.2 for additional restrictions when located within the Conflagration Hazard District.
- (b)-Shall be permitted—not to exceed 10,000 square feet in area—only when located not less than 30 feet from any other structure, any lot line, and from any public way or railroad right-of-way.
- (c)-Garages over 1,200 square feet in area shall be classified as “Garages, Public or Commercial”.
- (d)-Storage sheds over 500 square feet in area shall be classified as “Storage Buildings”.
- (e)-The Building Commissioner may allow a greater floor area if the individual circumstances merit an increase.

(Corrections to pages 189B through 192B, Ordinance 09-O-12, 02-04-09.)

Private Garages

Section 17.2-4

- e. Attached garages shall be completely separated from adjacent spaces by a gas curb a minimum of six (6) inches high, constructed from non-combustible materials and in such a way as to prohibit the flow of liquids. (Correction to page 195B, Ordinance 09-O-12, 02-04-09.)

Tents

Section 17.2-9

- e. Ropes

All combustible tent poles shall be stayed with wire ropes. Fiber ropes shall be used for mooring tents with combustible structure to ground stakes. Tents with non-combustible self-supporting rigid structural members can be stayed with fiber ropes or straps. Plans for tents exceeding 600 square feet in area must be certified by a licensed architect or structural engineer. Permits for tents exceeding 4,000 square feet in area shall be applied for exclusively by the company responsible for the erection of the tent. (Correction to page 196B, Ordinance 09-O-12, 02-04-09.)

ARTICLE XIX

HEIGHT, AREA AND VOLUME LIMITATIONS

Section 19.1 Application of Area Limitations

All buildings and structures, regardless of occupancy class or construction type, shall comply with the requirements contained in this Article.

- (a) The maximum allowable height and floor area of a building or structure, surface area of a display structure, or volume of a storage tank shall be governed by the occupancy class, type of construction, the number of stories, the fire protection equipment provided, and the floor area ratio limitations established in the Cook County Zoning Ordinance.
- (b) In the application of area limitations, each part of a building separated from all other parts of the building by fire walls in compliance with Section 20.6 shall be deemed to be a separate building.

Section 19.2 Compliance with Zoning Requirements

Nothing in this Article shall be construed as being in conflict with the provisions of the Cook County Zoning Ordinance. The regulations which are more restrictive or impose higher standards or requirements shall govern.

Section 19.3 Area Limitations

(a) One Story Buildings

Except as provided in Section 19.5-2, the floor area of any one story building shall not exceed the basic area as established in the related occupancy section of Part B of this ordinance.

(b) Multi-Story Buildings

Except as provided in Section 19.5-2, the floor area of single floor of any multi-story building shall not exceed the basic area as established in Part B of this ordinance, and the total floor area of any multi-story building shall not exceed the basic area multiplied by the story factor listed in the related occupancy section of Part B of this ordinance.

Section 19.4 Unlimited Areas

Buildings of unlimited floor area, as allowed in this Article, may be limited as to width or length by requirements for maximum travel distance to exits as specified in Article XXII, EXIT REQUIREMENTS.

Section 19.5 Connecting Links Between Buildings

The floor area of a connecting link constructed to serve as a passageway between two (2) or more buildings shall be considered a portion of the total floor area of that connected building which represents the most superior type of construction, and such connecting link shall be of the same or a superior type of construction as said building. The resultant total floor area shall not exceed the maximum allowable floor area of such building, as prescribed by this ordinance.

Section 19.6 Exceptions and Premiums

Section 19.6-1 Height

- (a) Towers, chimneys, and similar roof structures not used for human occupancy and not exceeding in area one-third (1/3) of the roof area may be unlimited as to height if of incombustible construction, and if of combustible materials may be established in Part B of this ordinance.
- (b) A basement shall not be regarded as a story.

Section 19.6-2 Floor Area

- (a) In all types of construction, floor area may be increased 100 percent when the building is equipped throughout with an approved automatic sprinkler system, except where an approved automatic sprinkler system is already required throughout by this ordinance subject to Section 21.10-2, all inclusive.
- (b) Where more than 25 percent of the perimeter of a building faces a public street, alley or parking lot not less than 30 feet wide, accessible to a public street, capable of accommodating fire fighting vehicles and where such side of the building facing the public street, alley or parking lot provides adequate access openings at each floor for firefighting personnel, the basic allowable floor area may be increased in accordance with the following formula:

I = 200F - 50, in which:

P

I = the percentage by which basic floor area, as established in this ordinance, may be increased.

F = building frontage, in feet, on a public street alley or parking lot not less than 30 feet in width.

P = building perimeter in linear feet.

ARTICLE XIX

(c) Basement floor area shall be excluded from the determination of maximum allowable floor area. However, the area of a basement in any class of occupancy or type of construction shall not exceed 40,000 square feet unless the basement area is subdivided, by fire separation wall(s) of at least four (4) hour fire-resistive rating, into areas not exceeding 40,000 square feet.

(Corrections to pages 1C and 2C, Ordinance 09-O-12, 02-04-09.)

ARTICLE XX

FIRE-RESISTIVE CONSTRUCTION REQUIREMENTS

Section 20.4 Fire Tests

Approved Materials and Construction

Section 20.4-2 Approved Materials and Construction to refer to specific agencies accepted as “nationally recognized laboratories” as established by the Building Ordinance Commission. (Correction to page 4C, Ordinance 09-O-12, 02-04-09.)

Section 20.18 Fire Doors, Windows and Shutters

Table 20.18-4 Minimum Fire-Resistive Ratings and Required Classes of Protectives for Openings in Walls and Partitions Having Fire-Resistive Ratings

Description of Wall Opening to be Protected	Fire-Resistive* Rating of Wall in Which Opening Occurs (In Hours)	Fire-Resistive Rating of Protective Device Required (In Hours)	Class of Protective Device Required	Special Requirements
Fire Wall	4	4	A	One Door Shall be on each side of the fire wall
	3	3	A	
	2	2	A	
Wall Enclosing a Vertical Opening	1	1	B	
	2	1 ½	B	
Wall or Partition on an Interior Corridor or Exit Way	2	1 ½	B	
	1 or ¾	¾	C**	
Exterior Walls	1 or ¾	¾	E or F	
	2 or more	1 ½	D	

* For openings in bearing walls which are not also fire walls, use the fire-resistive rating of a non-bearing wall of the same construction type and usage when determining requirements with this Table.

** Where a Class C opening protective is required, a flush-type, one and three-quarter (1-3/4) inch solid-core wood door or a hollow metal door may be substituted, provided its frames, accessories, and operation conform to the requirements for Class C opening protective.

(Corrections to page 22C, Ordinance 09-O-12, 02-04-09.)

ARTICLE XXI
SMOKING RESTRICTIONS

Section 21.7-1 Comply with all requirements of Division 2. County Clean Air Ordinance (Ord. No. 06-O-12, 3-15-2006) Sec. 30-914 Prohibition of Smoking in Public Places. (Correction to page 36C, Ordinance 09-O-12, 02-04-09.)

ARTICLE XXIII
LIGHT, NATURAL VENTILATION MINIMUM
PLANNING REQUIREMENTS

Section 23.5 Natural Light by the Floor Area Ratio Method
Windows and Equivalent Light Transmitting Panels

Section 23.5-3

- d. Safety glazing shall be required at all hazardous locations. Hazardous locations include, among others:
1. Swinging doors, except for jalousie windows, windows less than three (3) inches in any dimension and for 'art' glass (etched, decorative or beveled glass).
 2. Sliding doors, including the fixed panes, and bi-fold closet doors.
 3. Glazing in doors and enclosures for: showers, tubs, whirlpools, saunas and in windows in walls enclosing such areas, if the bottom edge of the window is less than sixty (60) inches above the floor.
 4. Sidelites where any part of the lite is within twenty-four (24) inches horizontally of the door frame and less than sixty (60) inches above the floor.
 5. All windows that are: greater than nine (9) square feet in area and the upper edge is more than thirty-six (36) inches from the floor and a walking surface is within thirty-six (36) inches horizontally of the window.
 6. Glazing in railings.
 7. Glazing with any part less than sixty (60) inches above a walking surface and within sixty (60) inches horizontally of a pool or spa, indoor or outdoors. In a multi-lite assembly this requirement applies to all the lites if any one is within sixty (60) inches of a pool or spa.
 8. Glazing that is less than sixty (60) inches above a walking surface and within three (3) feet horizontally of any stairway, landing or within five (5) feet of the bottom tread of a stairway. (Corrections to page 79C, Ordinance 09-O-12, 02-04-09.)

ARTICLE XXV
EXCAVATIONS AND FOUNDATIONS

Foundations Required to Extend Below Frost Level

Section 25.1-4 Foundations Requirements

Exterior foundations, or foundations which will during the life of the structure be exposed to outdoor temperatures, shall extend not less than three (3) feet, six (6) inches below grade, except when erected on solid rock, and except for one story buildings of construction types II, III or V used for purposes other than dwellings and not exceeding 625 square feet in area. Foundations for other than the above exceptions shall be a full foundation wall with a footing. Pre-cast foundations and masonry foundations are permitted when installed in strict conformance with the manufacturer's applicable recommendations. Foundations proposed for additions to structures shall match the existing foundation in depth and design, unless unsuitable soil capacity or other engineering issues prohibit a matching design. (Correction to page 95C, Ordinance 09-O-12, 02-04-09.)

ARTICLE XXXII EXTERIOR WALL AND ROOF COVERINGS AND VENEERS

Table 32.3 Acceptable Materials for Exterior Wall Coverings Applied to a Structural Support

Material	Dimensional Requirements***	Special Requirements
Wood Siding	½ inch	
Exterior Grade Plywood	3/8 inch	
Hardwood Sheet and Siding	¼ inch	
Fiberboard, Medium Density	½ inch	Shall be minimum of 26 pounds per cubic foot
Patterned Siding	3/8 inch	
Bevel Siding	7/16 inch—Butt	
	3/16 inch—Tip	
Wood Shingles****	3/8 inch—Butt	
Brick (attached to backing)	4 inches	
Brick (intergral with backing)	2 inches	
Stone (natural)*	3 inches	
Stone (precast)*	5/8 inch	
Clay Tile (Structural)*	1 ¾ inches	Shall be frost proof, having a maximum area
Clay Tile (flab slab)	¼ to 1 inch range	
Architectural Terra Cotta (cellular)*	3 inches	Not greater than two (2) square feet
Architectural Terra Cotta (flat slab)*	1 ¼ inch	
Marble Slabs	1 inch	
Structural Glass (other than glass mounted in frames)	11/32 inch	Individual panels shall not exceed 10 square feet, with a maximum length of four (4) feet
Portland Cement Plaster**	7/8 inch	
Aluminum or Non-Corrosive Metal	.03 inch	
Other Metal	No. 28 U.S. Gage	Metal shall be porcelain enameled front and back, galvanized, painted, or otherwise treated to prevent corrosion

*—Unit thickness shall not be less than one-eighth (1/8) unit height.

**—Measured from back of plaster.

***—Minimums, unless noted otherwise. For those materials customarily measured by nominal size (in general, sawn lumber and masonry products) these dimensions refer to nominal sizes.

****—Wood shingles or shakes where permitted may be applied over fiberboard shingle backers and fiberboard sheathing with corrosion-resistive annular grooved nails.

(Corrections to page 178C, Ordinance 09-O-12, 02-04-09.)

ARTICLE XXXIV
CHIMNEYS, FLUES AND VENTS

Section 34.13 Fireplaces
Hearth

Section 34.13-2

- c. Hearth extensions of approved factory-built fireplaces shall be not less than 0.375 inch thick and composed of: concrete, hollow metal, stone, tile or other approved incombustible material. Such hearth extensions may be placed on the sub or finish flooring whether the flooring is combustible or not. The hearth extension shall be readily distinguishable from the surrounding floor.

Factory-Built Fireplaces (Prefab Fireplaces)

Section 34.13-4 Factory-built fireplaces (prefab fireplaces) tested and approved by a nationally recognized testing laboratory, and installed in accordance with the conditions of the approval, shall be acceptable, provided that the venting of these fireplaces complies with the requirements in Section 34.12 VENTS FOR GAS APPLIANCES. (Corrections to page 233C, Ordinance 09-O-12, 02-04-09.)

ARTICLE XXXV
HEATING, MECHANICAL VENTILATING
AND REFRIGERATION REQUIREMENTS

Section 35.21 Material Requirements
Duct Work Installation

Section 35.21-4

- d. Where ducts are exposed in closets they shall be covered with an approved fire-resistive insulating covering, properly protected against damage. (Correction to page 252C, Ordinance 09-O-12, 02-04-09.)

ARTICLE XXXVI
SANITATION AND PLUMBING REQUIREMENTS

Section 36.4 Materials for Plumbing

Table 36.4 Materials for Plumbing (a)

Materials	ASA	ASTM	Other Standards
Plastic PVC Pipe, IPS (b)		D1785	
Plastic PVC Pipe, Solvent Welded (b)			

(c) Refer to other sections of this Article for limitations on the use of a specific material. Plastic ABS pipe may be used only with the approval of the Building Commissioner for the particular use. Usage of plastic ABS pipe shall be limited to storm drainage and special wastes and liquid handling, and shall not be permitted for general water supply or building waste. Usage of plastic PVC pipe shall be limited to storm drainage, special sanitary and soil wastes and system vent pipes in residential buildings, three stories or less for single family occupancy.

(Corrections to pages 281C and 282C, Ordinance 09-O-13, 02-04-09.)

ARTICLE XLII
ADDITIONAL LAWS, CODES,
RULES AND REGULATIONS

Additional laws, codes, rules and regulations incorporated into the Cook County Building Ordinance

Section 42.1 Mandatory compliance with other laws, codes, rules and regulations

In addition to the laws set forth in the Cook County Building Ordinance, compliance with the following additional laws, codes, rules and regulations shall be mandatory for all buildings:

- a. The Illinois Accessibility Code, (The Environmental Barriers Act), latest edition;
- b. The International Energy Conservation Code, latest edition.

Section 42.2 Recommended compliance with other laws, codes, rules and regulations

In addition to the laws set forth in the Cook County Building Ordinance, compliance or certification with the following additional laws, codes, rules and regulations is hereby recommended. Compliance or certification with any of the following will be officially recognized by the Cook County Board of Commissioners:

The U.S. Green Building Council (USGBC): The Leadership in Energy and Environment Design (LEED) Green Building Rating System, latest version for the appropriate building type.
(Additions to page 341C, Ordinance 09-O-12, 02-04-09.)

APPENDIX 1

RELATED COOK COUNTY DOCUMENTS

The documents listed herein are official Cook County regulatory ordinances or codes which are referred to within this ordinance and relate to building construction.

Publication

Cook County Zoning Ordinance, as amended

Cook County Zoning Book of Maps

Cook County Land Use and Policy Plan

(Correction to page 1D, Ordinance 09-O-12, 02-04-09.)

PART E
New Fees
Department of Building and Zoning

Contractor's Business Registration Fee

Fee for initial registration of all contractors* shall be Seventy-Five (\$75) Dollars, which sum shall be paid by Applicant in advance and upon filing application; provided, however, that any Registrant may renew his registration upon the payment of the Annual Renewal Fee of Thirty-Seven Dollars and Fifty Cents (\$37.50).

All registrations will run concurrent to the County fiscal year, December 1st to November 30th.

*Contractor registration will be applicable to all those in the building trades who contract to supply certain materials or do certain work for a stipulated sum. Property owners (i.e. homeowners) can serve as their own general contractor without registering and/or paying registration fees.

Annual Inspections

Annual Inspections shall be at the rate of \$45.00 per hour, per inspector and include but not limited to the following inspections: plumbing, electrical, building, fire, elevator, and liquor and/or food dispensing establishments.

Extenuating inspections shall be billed at double the normal rate and with the approval of the Building Commissioner.

Local Public Entities and Non-Profit Organization Fees

- A. All building and zoning permit fees shall be waived for public entities defined as county, township, municipality, municipal corporation, school district, forest preserve district, park district, fire protection district, sanitary district, library systems and all other local governmental bodies; provided, however, that annual inspection fees (where applicable) remain at the hourly rate of Forty-Five (\$45) Dollars.
- B. Valid not-for-profit organizations will be required to pay ten (10) percent of the standard fees as established by ordinance.

ZONING FEE SCHEDULE

1-Z. REVISED FEES FOR PETITIONERS FOR PUBLIC HEARINGS ON MAP AND TEXT AMENDMENTS, SPECIAL USES AND VARIATION TO THE COOK COUNTY ZONING ORDINANCE AS COMPREHENSIVELY AMENDED

A. Petition for a Text Amendment	\$375.00
B. Petition for a Map Amendment	
1. Less than one acre	300.00
2. One acre to five acres	675.00
3. Five acre to ten acres	1,350.00
4. Ten acres to twenty acres	1,800.00
C. Petitions for the Following Special Uses	
1. Excavations for Artificial Lake on which Subdivision is proposed	1,500.00
2. If sand, gravel, rock or fill to be sold from above item, additional	3,000.00
3. Extraction of rock, sand, gravel, peat or any type of Borrow Pit	3,000.00
4. Extraction of Top Soil	750.00
5. Sanitary Land Fill	4,500.00
6. Dry Land Fill	
Under five acres	375.00
Over five acres	3,000.00
7. All hospitals, sanitariums, convalescent homes, nursing and rest homes for profit	1,500.00
8. Planned Developments:	
Five acres and under	300.00
Over five acres to ten acres	675.00
Over ten acres to fifteen acres	1,050.00
Over fifteen acres	1,800.00
9. All other listed Special Uses as provided for in the Zoning Ordinance	375.00
D. Petitions for Variations	
1. All variations in all residential districts, regardless of number of different variations	\$112.50 or \$22.50 per sought lot whichever is greater

FEE SCHEDULE

2. All variations in all commercial and industrial districts, regardless of number of variations sought court reporter \$225.00 plus cost of transcript
- E. Any combination of petitions, such as an Amendment, Special Use, and Variation, if requested by the applicant, will be treated as individual petitions as far as fees are concerned, but will be consolidated and heard at the designated time for the Public Hearing, before the Zoning Board of Appeals of Cook County.
- F. Fees for any other uses not included in this list or new uses not yet conceived, shall be determined by the Commissioner of Building and Zoning until such time as a resolution can be presented to the Board of Commissioners of Cook County.

2-Z. FOR USES OF LAND NOT INVOLVING BUILDINGS

NOTE: All Acreage Computed on Gross Acres as Computed by Surveyor on Plat of Survey.

- A. Sanitary Land Fill (Garbage Disposal or Organic Materials)
\$450.00 + \$150.00 per acre or fraction thereof.
- B. Commercial Land Fill (Filling Holes with Non-Combustible Materials, Stone, Concrete, Clay, Etc.)
\$450.00 + \$150.00 per acre or fraction thereof.
- C. Quarries (Extraction of Rock, Stone, Etc.)
\$450.00 + \$150.00 per acre or fraction thereof.
- D. Borrow Pits (Extraction of Gravel or Soil)
\$450.00 + \$150.00 per acre or fraction thereof.
- E. Commercial Peat Bogs (Extraction of Peat)
\$375.00 + \$105.00 per acre or fraction thereof.
- F. Commercial Stripping of Top Soil
\$450.00 + \$150.00 per acre or fraction thereof.
- G. Golf Courses, including Par 3 (Establishment of Fairways and Greens)
\$375.00 + \$105.00 per Fairway and Green.
- H. Miniature Golf Courses
\$450.00
- I. Golf Driving Ranges
\$450.00
- J. Barge Slips (Any Size)
\$525.00

FEE SCHEDULE

K. Creation of Artificial Lakes and Ponds or Detention Ponds

\$225.00 + \$112.50

L. Any other uses not included in this list or new uses not yet conceived to be at the discretion of the Commissioner of Building and Zoning until such time resolution can be presented to the Board of Commissioners of Cook County to establish fee schedule.

M. These fees do not include the cost of any buildings or any plumbing or electrical work that may be needed in conjunction with the project. Additional fees will be assessed separately based on the existing construction fee schedule.

3-Z. FOR USES OF LAND INVOLVING BUILDINGS AND/OR NEW CONSTRUCTION

A. Single Family Residence District (R-1 through R-5)

- 1. Plan examination fee for principal uses 75.00
- 2. Plan examination fee for accessory uses 60.00

B. General Residence Districts (R-6 and R-8)

- 1. Plan examination fee for principal uses for a two to six dwelling structure 75.00
plus \$15.00 for each additional dwelling unit.
- 2. Plan examination fee for a single accessory use for a two to six dwelling units structure 60.00
plus \$15.00 for each additional accessory use when included with the submission of a principal use or accessory use.

C. Business District (C-1 through C-8)

- 1. Plan examination fee for principal uses 112.50
- 2. Plan examination fee for accessory uses 90.00

D. Manufacturing District (I-1 through I-4)

- 1. Plan examination fee for principal uses 112.50
- 2. Plan examination fee for accessory uses 90.00

E. Miscellaneous Uses

- 1. Plan examination fee for special uses 75.00
- 2. Floodplain, Drainage, Grading and Soil Erosion, Sediment Control Permits

a. Residential:

- One (1) Acre or less 56.25
- Over One (1) to Two (2) Acres 112.50
- Over Two (2) to Three (3) Acres 168.75

FEE SCHEDULE

Over Three (3) to Five (5) Acres	225.00
Over Five (5) Acres Constitutes a Landfill and a Special Use is required	
b. Commercial, Industrial and Public Land:	
One (1) Acre or less	131.25
Over One (1) to two (2) Acres	187.50
Over Two (2) to Three (3) Acres	262.50
Over Three (3) to Five (5) Acres	300.00
Over Five (5) Acres Constitutes a Landfill and a Special Use is required	
F. Grading and Drainage Highway Review	
1. Residential	
One (1) Acre or less	37.50
Over One (1) to Two (2) Acres	75.00
Over Two (2) to Three (3) Acres	112.50
Over Three (3) to Five (5) Acres	187.50
Over Five (5) Acres	225.00
2. Commercial, Industrial and Public Land	
One (1) Acre or less	225.00
Over One (1) to Two (2) Acres	300.00
Over Two (2) to Three (3) Acres	375.00
Over Three (3) to Five (5) Acres	450.00
Over Five (5) Acres	750.00

Where a plan submittal is rejected a third time, an additional fee of \$150.00 shall be paid before a fourth review is made. An additional fee of \$150.00 shall be charged for each subsequent submittal and review.

FEE SCHEDULE

4-Z. Appeal by any person or entity or by any officer, department, board or bureau aggrieved by a decision of the Zoning Administrator (see Article 13.3.5 of the Cook County Zoning Ordinance) shall pay a fee of \$1,000.00*

Continuation Fee ½ cost of fee

Additional appearance fee may be assessed \$500.00

*Refundable if Appeal is upheld

(Addition to page 4E, effective 07-31-07.)

5-Z. Extension of Time on Variance \$100.00

Extension of Time on Special Use \$200.00

(Addition to page 4E, effective 07-31-07.)

BUILDING PERMIT FEE SCHEDULE

1-B. NEW CONSTRUCTION

Minimum Fee of 52.00
or \$15.00 each for each 1,000 cubic fee of volume,
or fractional part of space computed from the basement
to the highest part of the roof including all projections.

2-B. PRIVATE GARAGES – SHEDS

Minimum Fee is 40.50
or \$15.00 each for each 1,000 cubic fee of volume,
or fractional part computed from the basement to the
highest part of the roof including all projections.

3-B. ALTERATIONS, REMODELING AND MISCELLANEOUS ITEMS OF CONSTRUCTION

Minimum Fee is 52.50
plus \$15.00 for each additional \$1,000.00 of estimated cost in excess
of \$5,000.00. The estimated cost shall be based on the cost as shown
on contracts signed between the owner and all contractors for the
actual cost of the project.

4-B. DEMOLITION

A. One (1) story or single family detached dwelling 112.50
B. Sheds or private garages 75.00
C. Other than above 1.5% of cost of work,
minimum \$450.00

5-B. TRAILER CAMPS

Minimum Fee is 150.00
plus \$37.50 for each trailer site

6-B. AMUSEMENT PARKS

A. Portable Devices – for each exhibit 75.00
B. Permanent Devices – for each exhibit
300.00

7-B. CANOPIES

Fee 150.00

FEE SCHEDULE

8-B. MARQUEES – SIGNS – BILLBOARDS

A. 100 Square Feet or less (other than Billboards)	37.50
B. 101 to 250 Square Feet (other than Billboards)	75.00
C. Each additional 100 sq. ft. above 250 sq. ft. (other than Billboards)	22.50
D. Billboards 100 sq. ft. or less	300.00
Over 100 sq. ft.	600.00

9-B. ISOLATED CHIMNEYS

Fee	150.00
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10-B. FENCES OVER FIVE (5) FEET IN HEIGHT

Minimum Fee is	225.00
plus \$1.50 for each 10 lineal feet in excess of 100 lineal feet.	

11-B. FIRE ESCAPES

Minimum Fee	52.50
plus \$15.00 for each floor in excess of 2nd floor.	

12-B. STORAGE TANKS ABOVE GROUND

Minimum Fee is	300.00
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13-B. ROOF RECOATING OR COVERING

Residential	No Fee
Commercial fee for 1,000 square feet is	150.00
Each additional 100 square feet above 1,000 square feet	30.00

14-B. TEMPORARY TRAILERS FOR OFFICE OR OTHER PERMITTED USE

(For one year only) Minimum Fee	375.00
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15-B. PERMIT PENALTY FEES

A penalty shall be added to a permit fee whenever construction is started prior to departmental approval or exceeds departmental approval in the case of a Temporary Permit.

A penalty, as noted below, shall be added to a permit fee whenever construction is started prior to a departmental approval or exceeds departmental approval in the case of a Temporary Permit.

FEE SCHEDULE

Single Family	300.00
All Others	675.00
or minimum 10% of total permit fee, whichever is greater.	

16-B. MISCELLANEOUS USES

Temporary Tent	450.00**
Antennas	
Below seventy-five (75) feet	225.00
Above seventy-five (75) feet	375.00
Gas Pumps	20.00**
Spray Booth	225.00
Satellite Dish	225.00
Swimming Pool – Minimum \$75 or \$37.50 per 1000 cubic feet	
Underground Storage Tank – Minimum \$75 to 1000 gallon \$45/1000 gallon above 1000	

** plus applicable plumbing and electrical fees

	Proposed:	Existing:
Change of Contractor	\$52.50	\$35.00
Plan Revision	\$52.50	\$35.00
Garage Venting	\$45.00	\$30.00
Mobile Home, Set Up	\$52.50	\$35.00
Air Handler/Hood Fan	\$37.50	\$25.00
Towers (shot link)	\$375.00	\$250.00
Bleachers	\$232.50	\$155.00
Leaderboard	\$97.50	\$65.00
Thru & Leaderboards (split)	\$165.00	\$110.00
Thru & Leaderboards (together)	\$142.50	\$95.00
Monster Board	\$187.50	\$125.00
Public Scoreboard	\$165.00	\$110.00
Fire Works	135.00	\$90.00

(Addition to page 6E, effective 07-31-07.)

17-B.

Preliminary Conference Fee with Architect, Plumbing and/or Electrical Plan Examiner's \$50.00 (per discipline). This fee shall be charged for the preliminary plan review of projects and plans other than single family buildings.

FEE SCHEDULE

Review of submitted architectural plans by Chief plan Examiner:

1st re-review	No Charge
2nd re-review	\$50.00
3rd re-review	\$100.00
4th re-review & subsequent reviews	\$500.00

(Addition to page 6E, effective 07-31-07.)

MECHANICAL PERMIT FEES

1-M. BOILER FEES

A. For each low pressure boiler	75.00
B. High pressure boiler	150.00
C. Unfired pressure vessel	37.50
D. Steam	75.00
E. Hot water coil	37.50
F. Steam coil	37.50

2-M. REFRIGERATION

A. Cooler unit per each	75.00
B. Freezer unit per each	112.50
C. Single family dwelling air conditioning Minimum to 3½ tons & \$15 each ton above 3½	45.00
D. Multiple family dwelling air conditioning each unit Minimum to 3½ tons & \$15 each ton above 3½	45.00
E. Non-residential air conditioning	22.50 per ton, Minimum \$150.00

3-M. WARM AIR FUNACES

A. Fee for single family	75.00
B. Others (gas or electric)	22.50/100,000 BTU, Minimum 112.50
C. Air handling units	112.50

4-M. MECHANICAL VENTILATING SYSTEMS

(Except for Single and Multiple Family Dwellings)

A. Supply or Exhaust – Minimum Fee plus \$15.00 for each 1,000 cubic feet of air per minute excess of 1,000 cubic feet of air per minute. Add \$37.50 for each exhaust fan.	45.00
B. Increase in capacity - \$7.50 for each 1,000 cubic feet of air per minute. Add \$37.50 for each exhaust fan.	

NOTE: The capacity of the system is the sum of supply and exhaust.

C. Single Family Dwellings	37.50
D. Multiple Family Dwellings each apartment unit	37.50

FEE SCHEDULE

5-M. ELEVATORS AND ESCALATORS

Minimum Fee is 225.00
plus an additional fee of \$75.00 per floor, for each floor above three (3)

6-M. LIFTS

Fee 37.50

7-M. DUMBWAITERS

A. Power Operated – Minimum Fee 37.50
plus \$7.50 for each floor above three (3).

B. Hand Operated – Minimum Fee 11.25
plus \$7.50 for each floor above three (3).

8-M. STAGE CURTAINS

A fee of \$52.50 will be assessed for each set of
mechanical or electrically operated stage curtains. 52.50

9-M. FIREPLACE

Fee 22.50

ELECTRICAL PERMIT FEE SCHEDULE

1-E. SINGLE FAMILY DWELLINGS

0 to 499 Square Feet	52.50
500 to 799 Square Feet	67.50
800 to 1599 Square Feet	82.50
1600 to 1999 Square Feet	105.00
2000 and Over	127.50

2-E. MULTI-FAMILY DWELLINGS, COMMERCIAL & INDUSTRIAL

A.

CIRCUITS	15 AMPERES	20 AMPERES
1	23.25	27.38
2	38.25	52.50
3	52.50	70.13
4	67.88	88.13
5	83.25	108.00
6	102.75	127.88
7	119.25	149.25
8	124.13	162.38
9	135.38	177.75
10	147.75	198.00
11	155.25	207.38
12	162.75	217.50
13	173.25	231.38
14	183.38	235.13
15	189.75	240.38
16	195.38	255.00
17	204.75	267.38
18	210.38	276.75
19	216.00	288.00
20	229.88	300.00
21	239.63	312.38
22	249.38	321.75
23	257.25	332.63
24	266.25	342.38
25	279.75	355.13

FEE SCHEDULE

26 to 50 inclusive, each add'l cir.	9.38	236.25	12.00	300.00
51 to 75 inclusive, each add'l cir.	9.00	227.63	12.00	288.00
76 to 100 inclusive, each add'l cir.	8.25	206.25	10.13	257.25
more than 100	7.50	948.75	9.38	1,200.00

B. 3 Wire Circuit – 15 or 20 Ampere 2 pole – Double number of circuits shown above.

30 Ampere Circuits – Double amount of 15 ampere circuits shown above.

3-Phase – 4 Wire Circuit – 15 or 20 Ampere 3 pole – Triple number of circuits shown above.

50 Ampere Circuits 3 Pole – Triple number of 20 ampere circuits shown above.

C. Single Family Dwellings

0 to 499 Square Feet	52.50
500 to 799 Square Feet	67.50
800 to 1599 Square Feet	82.50
1600 to 1999 Square Feet	105.00
2000 and Over	127.50

D. Motor and Other Forms of Power Motor ¼ and Over 52.50

Additional motors or devices 13.50

E. Cut-Over Jobs

Fees on time basis: Per Hour 52.50

F. Inspection of temporary installation, underground or overhead wires and apparatus

Fee on time basis: Per Hour 52.50

FEE SCHEDULE

G. Re-inspection of any electrical apparatus – altered, changed or repaired	
Fee on time basis: Per Hour	52.50
H. Extra inspections due to faulty information or construction or failure to repair	
Fee for each such inspection	52.50
Minimum Electrical Inspection Fee	52.50

3-E. PERMIT FEES – INSTALLATION OR ERECTION OF:

1. Smoke and/or Fire Detector Systems	
1st 5 devices	52.50
Each additional	13.50
2. Central Vacuum Systems	
Residential	52.50
Multi-Family (Per Unit)	45.00
3. Burglar Alarm Systems	52.50
4. Garages	45.00
5. Electric Heat	
Residential	52.50
Multi-Family (Per Unit)	52.50
6. Wind-Powered Electrical Fees	
52.50	

4-E. INSPECTION FEES FOR ILLUMINATED SIGNS

A. Permit fees and subsequent annual inspection fees for illuminated signs projecting over public property shall be the same and shall be computed at the rate of \$0.75 per square feet of area of each face.	
B. Area of skeleton letter designs shall be computed as that area within the perimeter design of the letters. No fee shall be less than \$37.50.	
C. Permit fees and subsequent annual inspection fees for illuminated signs over private property and for illuminated signs flat against a building and for illumination of painted wall signs or illumination of signboards shall be computed as follows:	
15 square feet or less – Single Face	37.50
15 square feet or less – Double Face	52.50
16 to 32 square feet – Single Face	52.50
16 to 32 square feet – Double Face	67.50
Any sign over 32 square feet – Single Face	75.00
Any sign over 32 square feet – Double Face	105.00

FEE SCHEDULE

- D. Where sign is erected entirely over and above the roof of building, the permit fee and subsequent annual inspection fee for inspection of structure shall be \$381.00 for the first 500 square feet, and \$0.45 each per square foot over 500.
Area shall be computed on the actual area of display surface.
- E. The fees for permits issued for re-erection or alteration of any illuminated sign or for illumination on signboards shall be for
 - 1. Signs/signboards 100 sq. ft. or less 75.00
 - 2. Signs/signboards over 100 sq. ft. 1.50 per square foot of display area
- F. The fees for permits issued for illuminated signs to be erected for a period not to exceed thirty (30) days, shall be ¼ of the permanent sign fee.
No fee shall be less than \$37.50 .
- G. The fee for cancellation of a permit shall be \$22.50 and shall be deducted before the remaining amount is refunded.

5-E. SWIMMING POOL ELECTRICAL FEES

- A. Portable swimming pool (each) 37.50
- B. In-ground swimming pool (each) 67.50

6-E. CARNIVAL, CIRCUS AND TEMPORARY DISPLAY

- Minimum fee 60.00

7-E. ELECTRIC CHANGE OF SERVICE FEES

- Residential
 - 100 Amp to 200 Amp 52.50
 - 200 Amp to 400 Amp 90.00
- Temporary Service
 - Minimum Fee 52.50
- Commercial and Industrial
 - 200 Amp to 400 Amp 90.00
 - 600 Amp 120.00
 - 800 Amp 150.00
 - 1200 Amp 180.00
 - 1600 Amp 210.00
 - 2000 Amp 240.00
 - 3000 Amp 300.00
 - 4000 Amp 420.00

FEE SCHEDULE

**8-E. COMMUNITY ANTENNA TELEVISION AND RADIO,
SATELLITE COMMUNICATION SYSTEM FEES**

A. Minimum Permit Inspection Fee	52.50
B. Service (Amplifier Booster Station)	22.50
C. Single-Family Dwellings	22.50
D. Multi-Family Dwellings, Commercial and Industrial	
Individual Unit	16.13
Per Mile of Cable or part thereof	150.00
Junction Box or Splicing Box	22.50
Antenna	22.50
Head in Electronics (Main Distribution)	45.00

PLUMBING PERMIT FEE SCHEDULE

1-P. WATER SUPPLY

A. Connections to Existing Supply – New Construction	60.00
Repair to existing connections	40.50
B. Well Drilling – New Construction	60.00
Repair to existing well	40.50
C. Change-over from Well to Municipal Water Supply	60.00
D. Plug Well	60.00

2-P. SEWAGE DISPOSAL

A. Septic System – New Construction	75.00
Repair or alterations	60.00
B. Sewer System – New Construction	52.50
Repair or alterations	37.50
C. Change-over from Septic to Sanitary Sewer	52.50

3-P. PLUMBING

A. Minimum Fee	85.50
plus \$9.75 for every fixture in excess of five fixtures	
B. Replacement of Existing Fixtures	60.00
plus \$7.50 for every fixture in excess of five fixtures	
C. Water Heaters (each)	45.00
D. Lawn Sprinkler System – single units	37.50
plus \$2.40 per sprinkler head	
E. Filling Stations – Permit Fees for the Storage of Flammable Liquids shall be:	
1,065 gallons or less	90.00
1,066 to 7,000 gallons	129.00
7,001 to 25,000 gallons	193.50
25,001 to 50,000 gallons	322.50
50,001 to 100,000 gallons	387.00
100,001 to 200,000 gallons	643.50
F. Fire Line Sprinkler System	37.50
plus \$1.50 per head.	
G. Swimming Pools (In-ground)	97.50
Swimming Pools (Above-ground)	37.50
H. Sump and Ejector pumps and basins	
15.00	

FEE SCHEDULE

NOTE: Fixture Connections covered by permit include but are not limited to the following:

Bathtubs Kitchen	Sinks	Urinals	
Bidets	Laundry Tubs	Washing Machines	
Dishwashers	Lavatories	Waste Openings	
Drinking Fountains	Showers – where	Water Closets	
Floor Drains	separate from tub	Water Openings	
Hose Connections	Slop Sinks		
I. Drain Tile Installation			52.50
J. Temporary Toilet Facilities (satellites) – Minimum Fee			75.00
For every unit in excess of five (5)			15.00

4-P. ANNUAL PLUMBING INSPECTION FEE

Per Hour 45.00

5-P.

	Proposed:	Existing:
Manholes & Sidebasins	\$52.20	35.00
Gas Connection (each)	\$52.50	35.00

(Addition to page 11E, effective 07-31-07.)

TEMPORARY PERMIT FEE SCHEDULE

1-T. TEMPORARY SEATING

Fee 262.50

2-T. TEMPORARY PLATFORM FOR PUBLIC ASSEMBLY

Fee 112.50

3-T. FAMILY FALLOUT SHELTERS

Family Fallout Shelters shall have no fee, but shall meet the requirements in the Cook County Building Ordinance as stated in Section 17.5-1.

4-T. TEMPORARY CERTIFICATE OF OCCUPANCY

A. Temporary Certificates of Occupancy Fees shall be \$37.50 for one dwelling unit, \$40.50 for two dwelling units or \$15.00 per dwelling unit in structures with more than two dwelling units.

B. Temporary Certificates of Occupancy Fees for other than residential structures shall be a minimum of \$37.50; and \$22.50 per hour or fraction thereof for those inspections lasting more than one (1) hour.

5-T. TEMPORARY FOOTING AND FOUNDATION

A. Single family dwellings 225.00

B. Multi-family dwellings, commercial units and other structures 450.00

6-T. CERTIFICATE OF OCCUPANCY FOR EXISTING STRUCTURES

A. Certificate of Occupancy Fees shall be \$37.50 for one dwelling unit, \$41.25 for two dwelling units or \$15.00 per dwelling unit in structures with more than two dwelling units.

**PERIODICAL, SEMI-ANNUAL AND
ANNUAL FIELD INSPECTION FEE SCHEDULE**

Whenever periodical, semi-annual or annual inspections are required in accordance with Section 5.4-3 of the Cook County Building Ordinance, a minimum fee of \$37.50 per hour or fraction thereof, for a building or zoning inspection.

(Correction to pages 1E through 12E, Ordinance 07-O-12, 02-20-07.)