

# City of O'Fallon Building Permit Fee Schedule

(Effective January 1, 2010)

## Residential Construction (New and Additions)

\$50.00 minimum fee, or value of construction based on ICC Cost of Construction

Method x permit fee multiplier of .004

Add \$20.00 occupancy fee and \$35.00 zoning fee (no occupancy fee for additions)

## Commercial Construction (New, Additions, and Alterations)

\$125.00 minimum fee, or cost of construction based on ICC Cost of Construction

Method or actual construction cost, whichever is higher, x permit fee multiplier of .004

Add \$20.00 occupancy fee and \$35.00 zoning fee (no occupancy fee for additions or alterations)

## Residential Remodel

\$50.00 minimum fee or \$75.00 minimum fee if plumbing and/or electrical is included

or .004 x value of construction whichever is greater

**No** occupancy fee or zoning fee

## Manufactured Housing

a) New or Pre-owned homes on subdivision lots:

\$50.00 minimum fee, or \$.15 per square foot of finished area, plus

\$20.00 occupancy fee and \$35.00 zoning fee

b) New or Pre-owned homes in mobile home parks:

\$60.00 (Zoning fee is not charged in mobile home parks)

**NOTE:** All used homes must also have an inspection for a Certificate of Dwelling Maintenance and Occupancy Permit which is an additional \$50.00

## Swimming Pools

\$50.00 minimum fee, or .004 x value of construction

Add \$35.00 zoning fee for in-ground pools and above-ground pools

## Accessory Structures

\$35.00 minimum fee, or .004 x value of construction; \$50.00 with electric.

(Storage sheds, gazebos, porches, decks, sunrooms, garages, hot tubs, etc)

Add \$35.00 zoning fee (Hot tubs are \$50 with no zoning fee)

## Signs (Zoning fee of \$35.00 may apply)

a) Non-illuminated: \$35.00 minimum fee, or .004 per dollar cost of the sign

b) Illuminated: \$50.00 minimum, or .004 per dollar cost of the sign

c) Temporary signs: \$35.00

## Electrical Service or Wiring Only

\$45.00 minimum fee, or \$45.00 up to 200 amps, plus \$15.00 per each 100 amps above 200 amps.

Electrical work, in addition to service upgrade, is an additional \$15.00 or .004 x value of electrical work

Plumbing Only: \$45.00 minimum fee, or .004 x value of construction

Demolition Only: \$45.00

Site Development Permit or Grading and Excavation Permit: \$50.00

## Re-inspection Fees

\$50.00 – Any work that requires a reinspection because the work was not completed and ready for inspection, should have an additional inspection fee of \$50.00. When a regularly scheduled inspection has been declared unsatisfactory, and the initial reinspection has been declared unsatisfactory, all additional inspections resulting from the above mentioned regularly scheduled inspections will require an additional fee of \$50.00.

### Commercial Building Plan Review

All new commercial construction under 4,000 sq. ft. (including additions, major alterations and tenant finishes) are subject to the following plan review fees, in addition to building permit fees:

\$75.00 minimum fee, or cost of construction based on ICC Cost of Construction Method  
or actual construction cost, whichever is higher, x plan review fee multiplier of .001

Mechanical – 20% of building plan review with a \$25 minimum

Plumbing -20% of building plan review with a \$25 minimum

Accessibility - 20% of building plan review with a \$25 minimum

Electrical - 20% of building plan review with a \$25 minimum

Automatic Fire Sprinkler \$200

Fire Alarm \$100

Commercial Kitchen Suppression System \$75

### Automatic Fire Sprinkler Permit (by sprinkler contractor)

\$75

### Fire Alarm Permit (by alarm contractor)

\$75

### Commercial Kitchen Hood Suppression System (by suppression contractor)

\$50

2-22-2023



## **NOTIFICATION OF REVISED BUILDING VALUATION DATA CHART**

To all Builders, Developers, and Contractors,

In May of 2022, the Community Development Department of the City of O'Fallon, updated our ICC "Building Valuation Data Chart" (BVD). A 5-year plan was implemented to begin the process of bringing fees and outdated cost of construction prices more in line with nationwide average construction costs. This BVD chart is issued bi-annually by the International Code Council and reflects the average construction cost per square foot for a structure. As a reminder, this chart gives the Community Development department a way to quickly determine a portion of the total building permit fee for structures at the time of application and helps ensure that permit fees stay in line with average construction costs.

As we are now into our second year of the 5-year plan, the BVD chart will once again be updated beginning May 1<sup>st</sup>, 2023. A copy of the revised chart is included for easy reference. The multiplier used in the BVD chart will once again remain unchanged.

Therefore, we will continue phasing in updated BVD charts in the following manner:

- Second year, May 2023, use 2015 ICC chart
- Third year, May 2024, use 2018 ICC chart
- Fourth year, May 2025, use 2021 ICC chart
- Fifth year, May 2026, use 2024 ICC chart

As a reminder, after the fifth year of updating the building valuation chart, subsequent years will begin using the chart that correlates to that year. For example, in 2027, we would now be aligned to the 2027 ICC chart, and from that point forward we would begin using the new yearly chart. Please keep in mind that this update not only applies to single family new construction, but also accessory structures.

For ease of reference, an example is included with this notification. If you should have any questions, please do not hesitate to reach out to either Justin Randall, or myself, at 618-624-4500 ext. 4

Sincerely,

A blue ink signature of Chad Truran, written in a cursive style.

Chad Truran, C.B.O.  
Building Official  
City of O'Fallon  
618-624-4500 ext. 4



## 2015 ICC Cost of Construction Chart

### 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	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
E Educational	195.85	189.10	183.56	175.25	163.21	154.58	169.21	142.63	137.99
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
I-1 Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2 Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	N.P.	281.10	254.09	N.P.
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	N.P.	186.16	161.17	N.P.
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
I-4 Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	182.28	175.70	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2 Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.10	72.64	68.12	64.64	58.13	54.28	61.62	45.49	43.33

- 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

**\*\*Finished basements are calculated at \$46.00 per square foot\*\***



## PERMIT FEE COMPARISON

### Residential Construction

The comparisons used below are based on actual single-family construction permits issued by our department. Comparisons only include BP fee, and do not include annexation fees, occupancy fees, etc. Those fees will remain the same.

1. One Story Ranch SFR

2464 sq. ft. first floor

2464 sq. ft. unfinished basement

576 sq. ft. garage

60 sq. ft. front porch

BP current fee--\$1272.41

BP updated fee--\$1368.35

2. Two-Story SFR

1228 sq. ft. first floor

1228 sq. ft. second floor

1228 sq. ft. basement

168 sq. ft. deck

60 sq. ft. front porch

BP current fee--\$1130.56

BP updated fee--\$1293.55

3. Two-Story SFR

2422 sq. ft. first floor

1148 sq. ft. second floor

413 sq. ft. unfinished basement

735 sq. ft. finished basement

868 sq. ft. garage

192 sq. ft. deck

48 sq. ft. front porch

BP current fee--\$1844.71

BP updated fee--\$1960.70