

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 11 “MERCHANTS, BUSINESSES,  
OCCUPATIONS AND AMUSEMENTS,” CHAPTER 21 “BUILDING CODE” AND  
APPENDIX A OF THE VILLAGE CODE  
OF MOUNT PROSPECT, ILLINOIS**

**WHEREAS**, the Village of Mount Prospect is a home rule municipality as defined by Article VII, § 6 of the Illinois Constitution of 1970; and

**WHEREAS**, the President and Board of Trustees of the Village of Mount Prospect desire to make certain amendments to the Village Code of Mount Prospect as set forth below in an effort to encourage community reinvestment while maintaining the highest life-safety standards; and

**WHEREAS**, pursuant to the authority granted under the Illinois Municipal Code and in accordance with home rule authority granted to home rule municipalities, the President and Board of Trustees of the Village of Mount Prospect approve the amendments as set forth below.

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS:**

**SECTION 1:** Section 11.902, “Registration; Contractors Exempt From Village Regulation; Permit,” of Article IX, “Contractors,” to Chapter 11, “Merchants, Businesses, Occupations and Amusements,” to the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**11.902: REGISTRATION; GENERAL CONTRACTORS ~~EXEMPT FROM VILLAGE REGULATION; PERMIT:~~**

- ~~A. Except as provided in subsection B of this section, this article does not apply to certain contractors, such as water well and pump installation contractors, plumbers, and private alarm contractors, that are regulated by the state of Illinois and specifically preempted from village regulation by state law.~~
- ~~B. No permit shall be issued on a project using a general contractor the contractors described in subsection A of this section and no work shall be performed by such general~~

contractors within the village, unless they have registered with the village by submitting a copy of their current state of Illinois registration with an application for registration, upon receipt of which the village shall register the contractor for a period of three hundred sixty five (365) days from the date of issuance without any fee. (Ord. 6073, 5-21-2013)

**SECTION 2:** Appendix A, Section 11.903, “License Fees (Contractors),” to Division II, “Fees, Rates and Taxes,” to Chapter 11, “Merchants, Businesses, Occupations and Amusements,” to the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**Section 11.903: LICENSE FEES (General Contractors):**

Fee: ~~\$50.00~~ \$200.00 per license term. State licensed contractors are exempted from payment; only proper registration required.

**SECTION 3:** Appendix A, Section 21.303, “Building Permit Fees,” to Division II, “Fees, Rates and Taxes,” to Chapter 21, “Building Code,” to the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**Section 21.303: BUILDING PERMIT FEES:**

Minimum permit fee shall be ~~\$50~~ 75.00.

As of April 1, 2018 all residential permit fees shall be assessed as set forth in the following table:

| <b>Residential Permit Fees</b> |                   |                    |                      |                    |                    |                    |
|--------------------------------|-------------------|--------------------|----------------------|--------------------|--------------------|--------------------|
| <b>Permit Fee</b>              | <b>\$75 total</b> | <b>\$200 total</b> | <b>\$250 total</b>   | <b>\$300 total</b> | <b>\$500 total</b> | <b>\$750 total</b> |
| <b>Refundable Bond</b>         | No Bond           | \$100 included     | \$100 included       | \$100 included     | \$150 included     | \$250 included     |
| <b>Permit Types</b>            | Fence             | Boiler             | Flood Control System | Bath Remodel       | Basement Finish    | Interior Remodel   |
|                                | French Drain      | Chimney Repair     | Sewer Repair         | Exterior Remodel   | Detached Garage    | Fire Restoration   |
|                                | Low Voltage Alarm | Deck               |                      | Fire Alarm         | Kitchen            |                    |

|  |              |                 |  |                 |  |  |
|--|--------------|-----------------|--|-----------------|--|--|
|  | Roof         | Demolition      |  | Fire Sprinklers |  |  |
|  | Shed         | Drainage        |  | Solar Panels    |  |  |
|  | Water Heater | Egress Window   |  |                 |  |  |
|  |              | Electric        |  |                 |  |  |
|  |              | Flatwork        |  |                 |  |  |
|  |              | Generator       |  |                 |  |  |
|  |              | Hot Tub         |  |                 |  |  |
|  |              | HVAC            |  |                 |  |  |
|  |              | Lawn Irrigation |  |                 |  |  |
|  |              | Plumbing        |  |                 |  |  |
|  |              | Pool Demo       |  |                 |  |  |
|  |              | Pool Install    |  |                 |  |  |

| <b>Residential Permit Fees- Continued</b>                                |                                      |
|--|--------------------------------------|
| <b>\$2 per s.f. New + \$1 per s.f. Remodel, minimum \$750</b>            | <b>\$2 per s.f. New Construction</b> |
| add \$350 Bond   | add \$350 Bond                       |
| House Addition   | New Construction                     |
| Fee includes all plan reviews, initial inspections, and engineering fees |                                      |

Single Family Detached Reinvestment Plan:

In order to encourage reinvestment in detached single family homes in the Village, an incentive plan is hereby enacted for two years from the date of approval. Any extension of this incentive period will be at the discretion of the Village Board. The details of the incentive program are as follows:

- A. For all stand-alone 13D compliant residential sprinkler systems installed in new single family detached structures, a reduction of building permit fees in the amount of 50% will be applied to the permit.
- B. For all multi-purpose 13D compliant residential sprinkler systems installed in new single family detached structures, a reduction of building permit fees in the amount of 25% will be applied to the permit.
- C. For all Limited Residential Fire Suppression Systems (LRFSS) installed in new single family detached structures, no reduction of building permit fees will be offered.

All Non-Residential permit fees shall be assessed as follows:

Non-residential permits fees shall be calculated based on 1% of construction costs, with the minimum fee being \$75.00.~~Cost of the work authorized by said permit does not exceed \$5,000.00: \$50.00.~~

~~Cost of the work exceeds \$5,000.00: \$50.00 for the first \$5,000.00 of cost, plus \$10.00 for each additional \$1,000.00 of cost or fraction thereof.~~

For large scale developments over \$500,000.00 of assessed permit evaluation, it shall be at the discretion of the Director of ~~Community Development~~ Building and Inspection Services or their designee to require the permit applicant to pay for actual costs of inspection and plan review services for the development, including but not limited to any third party inspection and plan review services.

**SECTION 4:** Appendix A, Section 21.304, “Electrical Permits,” to Division II, “Fees, Rates and Taxes,” to Chapter 21, “Building Code,” to the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**Section 21.304: ELECTRICAL PERMITS:**

Electrical permit fees shall be calculated based on 1% of construction costs, with the minimum fee being \$75.00.~~Minimum permit fee shall be \$50.00.~~

~~Cost of the work authorized by said permit does not exceed \$5,000.00: \$50.00.~~  
~~Cost of the work exceeds \$5,000.00: \$50.00 for the first \$5,000.00 of cost, plus \$10.00 for each additional \$1,000.00 of cost or fraction thereof.~~

The fees for examination of plans when plans are submitted that are not in conjunction with construction or plumbing shall be \$2550.00 for the initial review. Any additional reviews shall be charged at the current hourly rate of the plan reviewer.

**SECTION 5:** Appendix A, Section 21.305, “Plumbing Permits,” to Division II, “Fees, Rates and Taxes,” to Chapter 21, “Building Code,” to the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**Section 21.305: PLUMBING PERMITS:**

Plumbing permit fees shall be calculated based on 1% of construction costs, with the minimum fee being \$75.00.~~Minimum permit fee shall be \$50.00.~~

~~Cost of the work authorized by said permit does not exceed \$5,000.00: \$50.00.~~

~~Cost of the work exceeds \$5,000.00: \$50.00 for the first \$5,000.00 of cost, plus \$10.00 for each additional \$1,000.00 of cost or fraction thereof.~~

All applicants for water service shall provide and pay the costs of construction, both labor and material, of the water service from the main to the premises to be served. This construction work in connection with the water service shall be performed by a licensed plumber who has filed with the village a properly executed bond. The water meter shall be furnished by the village and a charge made to cover the cost of such meter. For the connection charge, the village will inspect the water service to determine that the construction thereof is in accordance with specifications established by the village for the regulation of the water and sewer system.

The fees for examination of plans when plans are submitted that are not in conjunction with construction or electrical shall be \$50.00 for the initial review. Any additional reviews shall be charged at the current hourly rate of the plan reviewer.

**SECTION 6:** Appendix A, Section 21.306, “Gas Piping Permits,” to Division II, “Fees, Rates and Taxes,” to Chapter 21, “Building Code,” to the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**Section 21.306: GAS PIPING PERMITS:**

Gas piping permit fees shall be calculated based on 1% of construction costs, with the minimum fee being \$75.00.~~Minimum fee: Minimum permit fee shall be \$50.00.~~

~~Cost of the work authorized by said permit does not exceed \$5,000.00: \$50.00.~~

~~Cost of the work exceeds \$5,000.00: \$50.00 for the first \$5,000.00 of cost, plus \$10.00 for each additional \$1,000.00 of cost or fraction thereof.~~

**SECTION 7:** Appendix A, Section 21.307, “Air Conditioning and Refrigeration Permits,” to Division II, “Fees, Rates and Taxes,” to Chapter 21, “Building Code,” to the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**Section 21.307: AIR CONDITIONING AND REFRIGERATION PERMITS:**

Air conditioning and refrigeration permit fees shall be calculated based on 1% of construction costs, with the minimum fee being \$75.00.~~Minimum fee: Minimum permit fee shall be \$50.00.~~

~~Cost of the work authorized by said permit does not exceed \$5,000.00: \$50.00.~~

~~Cost of the work exceeds \$5,000.00: \$50.00 for the first \$5,000.00 of cost, plus \$10.00 for each additional \$1,000.00 of cost or fraction thereof.~~

**SECTION 8:** Appendix A, Section 21.308, “Mechanical Equipment Installation

Permits,” to Division II, “Fees, Rates and Taxes,” to Chapter 21, “Building Code,” to the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**Section 21.308: MECHANICAL EQUIPMENT INSTALLATION PERMITS:**

Mechanical equipment installation permit fees shall be calculated based on 1% of construction costs, with the minimum fee being \$75.00.~~Minimum fee: Minimum permit fee shall be \$50.00.~~

~~Cost of the work authorized by said permit does not exceed \$5,000.00: \$50.00.~~

~~Cost of the work exceeds \$5,000.00: \$50.00 for the first \$5,000.00 of cost, plus \$10.00 for each additional \$1,000.00 of cost or fraction thereof.~~

Fire protection system fees shall be as follows:

**FIRE DEPARTMENT PERMIT AND PLAN REVIEW FEES**  
Permit Fees

| Automatic fire sprinklers: |  |          |                              |
|----------------------------|--|----------|------------------------------|
|                            | Number of new or relocated sprinklers: |          |                              |
|                            | 1 - 20                                 | \$100.00 |                              |
|                            | 21 - 100                               | 175.00   |                              |
|                            | 101 - 200                              | 200.00   |                              |
|                            | 201 - 300                              | 250.00   |                              |
|                            | 301 - 400                              | 350.00   |                              |
|                            | 401 - 500                              | 450.00   |                              |
|                            | Over 500                               | 1.00     | per sprinkler                |
|                            | Standpipes systems                     | 150.00   | for each standpipe system    |
|                            | Fire pumps                             | 200.00   | each pump regardless of size |
|                            | Fire alarm systems                     | 200.00   | for any system               |

|  |        |  |
|--|--------|--|
| Miscellaneous fire suppression systems     | 200.00 |  |
| Other suppression systems                  | 200.00 |  |
| Kitchen hoods                              | 200.00 |  |
| Underground tanks (install/remove)         | 150.00 |  |
| Gasoline storage tanks                     | 200.00 |  |
| Reinspection fee (after second inspection) | 100.00 |  |
| Final inspection fee (commercial only)     | 50.00  |  |

**SECTION 9:** Appendix A, Section 21.318, “Demolition and Moving of Buildings; Fees and Bonds,” to Division II, “Fees, Rates and Taxes,” to Chapter 21, “Building Code,” to the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**Section 21.318: DEMOLITION AND MOVING OF BUILDINGS; FEES AND BONDS:**

B. Demolition permit fee: \$200.00 plus a fixed fee computed at a rate of \$10.00 for each 10 feet of height of such building or structure above 10 feet in height.

C. Minor demolition permit fee: ~~\$50~~\$75.00.

D. Moving building permit fee: \$1,000.00.

**SECTION 10:** Appendix A, Section 21.320, “Fence Permits,” to Division II, “Fees, Rates and Taxes,” to Chapter 21, “Building Code,” to the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**Section 21.320: FENCE PERMITS:**

Fee: ~~\$50~~\$75.00.

**SECTION 11:** Appendix A, Section 21.322, “Driveway Permits,” to Division II, “Fees, Rates and Taxes,” to Chapter 21, “Building Code,” to the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**Section 21.322: DRIVEWAY PERMITS:**

Driveway permit fees shall be calculated based on 1% of construction costs, with the minimum fee being \$75.00.~~Minimum fee: Minimum permit fee shall be \$50.00.~~

~~Cost of the work authorized by said permit does not exceed \$5,000.00: \$50.00.~~

~~Cost of the work exceeds \$5,000.00: \$50.00 for the first \$5,000.00 of cost, plus \$10.00 for each additional \$1,000.00 of cost or fraction thereof.~~

**SECTION 12:** Section 21.501, “Definitions of Words and Phrases,” of Article V,

“Definitions,” to Chapter 21, “Building Code,” to the Mount Prospect Village Code shall be amended to insert the following definition of “LIMITED RESIDENTIAL FIRE SUPPRESSION SYSTEMS (LRFSS)” to read as follows:

LIMITED RESIDENTIAL FIRE SUPPRESSION SYSTEM (LRFSS). A combination of upgraded fire resistant gypsum board, elimination of engineered trusses within a building, and the inclusion of residential sprinkler heads installed in certain specific areas of single family detached construction in order to substitute the requirement for an NFPA 13D or equivalent sprinkler system. An LRFSS is defined as all of the following:

1. The entire single family detached structure shall be protected with type-x fire rated gypsum board. The use of unrated gypsum board shall be prohibited in conjunction with an LRFSS.
2. No open web or solid web engineered floor or roof trusses shall be permitted in conjunction with an LRFSS. Only dimensional lumber shall be used for framing elements, except engineered beams, posts and headers shall be allowed.
3. Residential sprinkler heads shall be provided in the kitchen using the layout and coverage requirement of an NFPA 13D system. The supply piping for a fire suppression system shall meet the requirements of a multipurpose system as defined in Section P2904 and all installations shall comply with the Illinois Plumbing Code. In addition, a sprinkler head shall be provided in any mechanical closets or areas where a furnace or water heater is located, and shall meet the same requirements as the kitchen sprinkler heads for design and supply.

**SECTION 13:** Section 21.501, “Definitions of Words and Phrases,” of Article V,

“Definitions,” to Chapter 21, “Building Code,” to the Mount Prospect Village Code shall be amended only as to the definition of “NEW CONSTRUCTION” to read as follows:



NEW CONSTRUCTION: An existing structure shall be considered as new construction and shall meet all of the provisions of this code and all other adopted codes and standards for new construction when either of the following conditions exist:

- A. The linear feet measurement of demolished exterior and interior walls is equal to or greater than fifty percent (50%) of the total linear feet of the existing exterior walls (~~perimeter of the existing walls~~). For the purpose of this definition a wall is considered to be demolished when, in the opinion of the Director of Building & Inspection Services (~~village engineer~~), the structural integrity of the wall has been compromised (no longer capable of supporting the structure) or when two (2) or more components of the wall are removed; or
- B. The square footage of the structure is increased ~~by~~ to one hundred fifty percent (150%) or greater of the existing structure's square footage. In single-family homes and townhomes the habitable square footage shall be used as a basis for determining the percentage of square footage increase.
- C. If the square footage of the structure is increased by less than one hundred fifty percent (150%) of the existing structure's square footage, only the new portion of the structure shall be required to meet the construction requirements for new construction, unless the existing structure is modified according to Section A above, in which case the entire structure shall be considered new construction.

**SECTION 14:** Subsection P2904.1 “General,” of Section P2904, “Dwelling Unit Fire Sprinkler Systems,” of the 2015 International Residential Code adopted by the Mount Prospect Village Code in Section 21.106 “Residential Code Adopted,” of Article I “Enactment and Scope,” to Chapter 21 “Building Code,” of the Mount Prospect Village Code shall be amended to read in its entirety as follows:

**P2904.1 General.** The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D or Section P2904, which shall be considered equivalent to NFPA 13D. Partial residential sprinkler systems shall be permitted to be installed ~~only in buildings not required to be equipped with a residential sprinkler system~~ in single family detached residences that meet all the requirements set forth in the definition of a Limited Residential Fire Suppression System (LRFSS) as provided for in Village Code Section 21.501. Section P2904 shall apply to LRFSS, stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose fire sprinkler system shall provide domestic water to both fire sprinklers and plumbing fixtures. A stand-alone sprinkler system shall be separate and independent from the water distribution system. A backflow preventer shall not be required to separate a stand-alone sprinkler system from the water distribution system.

**SECTION 15:** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES:

NAYS:

ABSENT:

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018**

\_\_\_\_\_  
Arlene A. Juracek, Village President

**ATTEST:**

\_\_\_\_\_  
Deputy Village Clerk