

Ordinance 09-06

An Ordinance amending the Eureka Municipal Code Zoning Ordinance with the addition of Section 17.13.1 - Rate Fee Structure, Permit & Inspection Fees charged for all construction within the City of Eureka requiring a building permit per the Eureka Municipal Code Zoning Ordinance.

BE IT ORDAINED BY the Mayor and City Council of the City of Eureka, Woodford County, Illinois that Ordinance 03-09 is amended to read:

SECTION I. - This Ordinance shall amend the Eureka Municipal Code Title 17 "Eureka Zoning Code" Chapter 17.10 - General Provisions 17.13.1 Rate Fee Structure, Permit and Inspection Fees to read as follows:

17.55 Rate Fee Structure, Permit and Inspection Fees

- A. Fees to be charged for Building Permits shall be as follows:
1. Minimum fee for any construction application shall be \$25.00.
 2. In addition to the \$25.00, a fee of \$2.50 per \$1,000 dollars of construction cost shall be charged for all construction including single family, multi-family - commercial, industrial, garages, additions to homes, enclosed porches or commercial additions.
- B. Inspections Fees and requirements
1. There shall be two inspections required for each of the following except as stated with a \$25.00 fee to be charged for each inspection.
 - a. sheds with a foundation,
 - b. pools which are permanent,
 - c. unattached garage, without electrical or plumbing.
 - d. decks,
 - e. driveway approach, - one inspection
 - f. car ports, - one inspection
 - g. fence,
 - h. porches,
 - i. this list is not considered all inclusive and other construction as determined by the City shall be designated requiring two inspections unless otherwise stated.

2. Inspections required at a fee of \$25.00 per inspection.
 - a. Site Layout
 - b. Final
 - c. If the building inspector must return to recheck either of the above required inspections due to the site layout was incorrect or the owner called for a final prior to completion of the construction there shall be an additional \$25.00 fee charged prior to the second inspection.
 - d. Failure of the owner and/or contractor to call for a required inspection prior to work commencing or moving to the next phase of construction without a require inspection, there shall be a fine of twenty-five dollars (\$25.00) for each offense. The fine shall be paid prior to any additional inspections.

3. Permit construction types requiring the following five (5) inspections:
 - a. Single family,
 - b. Multi-family,
 - c. Commercial,
 - d. Industrial,
 - e. Additions to homes,
 - f. Enclosed porches,
 - g. Garage with electric and/or plumbing,
 - h. Commercial property.
 - i. This list is not considered all inclusive and other construction as determined by the city shall be designated requiring five (5) inspections.

4. Five (5) Inspections required and inspection cost for each to be collected at the time of the issue of the building permit.
 - a. Site layout - fee of twenty-five dollars -(\$25.00)
 - b. Footings - fee of twenty-five dollars -(\$25.00)
 - c. Water and sewer connections - no charge
 - d. Framing, electrical and plumbing. - fee of one hundred dollars - (\$100.00)
 - e. Final - Occupancy permit - fee of one hundred dollars - (\$100.00)
 - f. If the building inspector must return to recheck any of the above required inspections due to their being improperly completed or the owner called for a final prior to completion of the entire construction project there shall be an additional fee charged prior to the second inspection.

- g. Multi-family units requiring more than one visit to the construction site for a required inspection covered under (c), (d) or (e) shall be charged an inspection fee as designated above for each additional visit to the site. The inspection fee shall be paid prior to any additional inspections.
 - h. Failure of the owner and/or contractor to call for a required inspection prior to work commencing or moving to the next phase of construction without a require inspection, there shall be a fine of twenty-five dollars (\$25.00) for each offense. The fine shall be paid prior to any additional inspections.
5. All commercial properties changing/remodeling of the interior shall require inspections.
- a. The number of inspections will be based on the type of remodeling performed.
 - i. framing, electrical and plumbing
 - ii. final
 - iii. This list is not considered all inclusive and other construction and or remodeling inspection needs will be considered to determine total required inspections by the City Administrative Office.
 - iv. There shall be a fee of twenty-five (\$25.00) dollar for each inspection and an additional \$25.00 fee for any re-inspection. The fine shall be paid prior to any additional inspections.
 - v. A fine for failure of the owner and/or contractor to call for a required inspection prior to work commencing or moving to the next phase of construction without a required inspection shall be imposed. There shall be a fine of one-hundred dollars (\$100.00) for each offense. The fine shall be paid prior to any additional inspections.

C. Water Permit fees shall be -- \$225.00

E. Sewer Permit fees shall be -- \$400.00

F. Water Tap Fees:

- 1. Tapping fees for the City of Eureka to make water taps on water mains shall be as follows:

¾"	----	\$400
1"	----	\$400

1 ½" - 2" ---- \$500

2. It is the responsibility of the builder-developer to undertake 2" plus size taps. A 10% inventory/handling fee shall be added to all materials provided by the City.

G. Plat and/or Subdivision Fees:

1. Preliminary Plat Fee - \$150.00 (applicant pays for required newspaper advertising charges separately)
2. Final Plat Filing Fee - \$25.00 (applicant pays advertising charges separately)
3. Lot fees - After Final Plat Approval:
 - a. Condominium Subdivision Fees: \$20.00 per unit
 - b. Residential Subdivisions Fees:
 - i. 1st ten (10) lots \$25.00 per lot
 - ii. Lots 11 - 20 \$20.00 per lot
 - iii. Lots 21-40 \$17.50 per lot
 - iv. Lots 40 plus \$12.50 per lot

H. Zoning Variance and Miscellaneous Fees:

1. Application for a Variance \$25.00
2. Demolition Fee \$25.00
3. Change in Use \$25.00
4. Application for a Special Use \$25.00
5. Move structure from one lot to another - \$1.50 per square foot floor area or fraction thereof; minimum fee shall be \$25.00.

I. Building Inspector

1. Shall be appointed by the Mayor with contract effective for one year from the date of appointment and approval by the Eureka City Council.
2. The Building Inspector shall send all notices to any individual and/or corporation requiring a permit and having not applied for one with the City.
3. Any required inspections not performed by the Building Inspector shall be refunded to the building permit applicant and deducted from future payments to the Building Inspector.

SECTION II. Conflicting Ordinance

Any and all Ordinances or parts thereof that are in conflict with this Ordinance are hereby repealed.

SECTION III. Effective Date

This Ordinance shall be in full force and effect from and after the date of its adoption and approval.

PASSED AND APPROVED by the Mayor and City Council of the City of
Eureka, Illinois on this ____ day of _____, 2009.

Ayes: _____

Nays: _____

Hinnen ___ Waters ___ Prather

___ Zeltwanger ___ Punke ___ Meares ___ Hinthorne ___ Kupfer ___

Attest:

Scott Punke, Mayor

Marilyn Walter, City Clerk