



Permit Fees Calculations - Step by Step Construction Factor x Scope of Review x Area of Work

Step 1: Determine construction type

The building construction type is based on Table 6(13-60-100). Only one is allowed for a building.

Step 2: Determine occupancy

Occupancy is based on the categories listed in Section 3(13-56-010). A building can have more than one occupancy type.

Step 3: Read the Construction Factor

The Construction Factor is determined by reading Table 13-32-310 (A) using the construction type and occupancy type(s) of the building. Each occupancy type should be determined separately.

Step 4: Determine Scope of Review Factor

The Scope of Review Factor is determined by reading the descriptions of work in Table 13-32-310(C). The table is organized by occupancy type. A project is limited to one Scope of Review Factor. All mixed occupancy buildings have a Scope of Review Factor of 1.0.

Step 5: Determine Area of Work

The Area of Work is defined in the ordinance, but generally is the total square footage of the building including basements, attics, stairways, and porches. No exclusion is allowed for shafts or two-story areas. If more than one occupancy type exists, determine the area of each individually. When the area of an occupancy type equals less than 15% of the total area, that occupancy type area is included in the majority occupancy area.

Step 6: Multiply together

Multiply the Construction Factor, the Scope of Review Factor and the Area of Work together. The result equals the cost of the permit. If more than one occupancy type exists, add the calculation results together for a total.

Step 7: Confirm minimum fee amount

Minimum fees are incorporated into Table 13-32-310(C). When a calculated fee is less than the minimum fee amount, the minimum fee governs.

Step 8: Add other required fees

Additional fees (such as zoning, open space impact fees, fences, trash enclosure, garages, stormwater management review, stop work order fees, etc.) may be required. Section 13-32-302 defines additional fees as well as Table 13-32-310(E).

For questions or confirmation of the calculated permit fee amount, see Project Managers or Project Administrators or visit www.cityofchicago.org/buildings.

Table 13-32-310 (A)
Construction Factor for NEW CONSTRUCTION
 Cost of review per square foot area of work

Occupancy Classification per section 13-56-010	Construction Classification				
	IA-IC (Non Combustible)	II (Non Combustible)	III-A (Heavy Timber)	III-B, IIIC (Ordinary Construction)	IV-A, IV-B (Protected and Non Protected Construction)
A1 Residential 1 and 2 Family, Private Garages	\$0.28	\$0.24	\$0.23	\$0.23	\$0.21
A2 Townhouse	\$0.27	\$0.24	\$0.24	\$0.21	\$0.21
A2 Multi-Family, Hotel, Assisted Living					
Low-rise – max 45 feet or 4 stories high	\$0.27	\$0.26	\$0.24	\$0.23	\$0.23
Mid-rise – over 45 feet and less than 80 feet high	\$0.30	\$0.28	\$0.24	\$0.24	NP
High-rise – 80 feet and over	\$0.32	NP	\$0.29	NP	NP
B-Hospital, Prison, Nursing Home, Supervised Environment	\$0.40	\$0.35	\$0.30	\$0.29	\$0.27
C-1/C-2					
Theater w/ Stage	\$0.42	\$0.37	\$0.36	\$0.34	\$0.34
Theater w/o Stage	\$0.39	\$0.34	\$0.31	\$0.31	NP
C-1/C-2 Community Halls, Nightclub, Restaurant, Banquet Hall, Libraries, Museums, Churches	\$0.32	\$0.31	\$0.28	\$0.27	\$0.24
C-3 Schools, Day Care Centers	\$0.34	\$0.30	\$0.29	\$0.28	\$0.25
D Open Air Assembly	\$0.33	\$0.29	\$0.28	\$0.25	\$0.24
E Business					
Low-Rise & Restaurants <100 occupants	\$0.33	\$0.29	\$0.28	\$0.25	\$0.23
Mid -Rise & High-Rise - over 45 feet high	\$0.33	NP	\$0.28	\$0.28	NP
F Mercantile	\$0.24	\$0.21	\$0.20	\$0.18	\$0.16
G-1 Low & Moderate Hazard Industrial	\$0.20	\$0.17	\$0.16	\$0.14	\$0.14
H-1 Low & Moderate Hazard Storage	\$0.19	\$0.16	\$0.15	\$0.14	\$0.11
H-3 Garages	\$0.14	\$0.12	\$0.11	\$0.10	\$0.10
I Hazardous Use Buildings	\$0.19	\$0.16	\$0.15	\$0.14	NP
J Miscellaneous Use Parking Facility, Gasoline Filling Station, Police Station, Fire Station, Porches, Decks	\$0.14	\$0.12	\$0.11	\$0.10	\$0.10

Note: Structures of mixed occupancy shall be assessed fees based on the area categorized under each occupancy. Common areas in mixed occupancy buildings shall be assessed the same as the majority occupancy. Note: See Table 13-32-310(E) regarding additional fees assessed. Note: "NP" means not permitted.

Table 13-32-310 (C)
Scope of Review Factor
 NEW CONSTRUCTION

Class (per 13-56-010)	Occupancy	Multiplier	Description
A	Residential	0.25	Not applicable
		0.5	Detached private garages (min. fee \$300 in addition to primary residence fee)
		0.75	Residential construction without sprinklers with a maximum of 4 stories or max 3 dwelling units (min. fee \$1000)
		1	Residential construction with more than 4 stories; or more than 4 dwelling units; or with sprinklers installed; or mixed occupancy (min. fee of \$1500).
B	Institutional	0.25	Not applicable
		0.5	Not applicable
		0.75	Not applicable
		1	All new construction (min. fee \$1500)
C, D	Large and Small Assembly and Open Air Assembly	0.25	Not applicable
		0.5	Not applicable
		0.75	Not applicable
		1	All new construction (min. fee \$1500)
E, F	Business and Mercantile	0.25	Not applicable
		0.5	Free-standing Kiosks (min. fee \$500)
		0.75	Max. 1 story. No sprinklers. (min. fee \$1500)
		1	More than 1 story; or sprinklers installed; or mixed occupancy. (min. fee \$1500)
G, H, I	Industrial, Storage, and Hazardous Use	0.25	Not applicable
		0.5	Not applicable
		0.75	Max. 1 story and without sprinklers (min. fee \$1000)
		1	More than 1 story; or sprinklers installed; or mixed occupancy. (min. fee \$1500)
		1.25	Facilities with the installation of equipment regulated by the department of environment (min. fee \$1500)
J	Miscellaneous (See the "stand alone" fees for specific items)	0.25	Not applicable
		0.5	Trailers and tents - Temporary structures (min. fee \$125)
		0.75	Max. 1 story; including, but not limited to parking lots, transportation shelters, retaining walls (min. fee \$125)
		1	Any other structure including, but not limited to: station houses, utility plants, gas stations, rail stations, etc. (min. fee \$1500)platforms, kiosks, bridges, structures not listed in flat fees (min. fee \$125) mixed occupancy (min. fee based on other occupancy requirements)
Phased Construction			
NA	All Occupancies	0.25	Caissons only, or slurry wall only, or grade beams only (min. fee \$300)
		0.5	Below grade construction (foundation, including below-grade floors) (min. fee \$1500)
		0.75	Structural and Skin (superstructure), or Core and Shell, or Full Building as part of phased construction (min. fee \$1500)
		1	Full building with only Foundation as a separate phase, with or without first tenant buildout (min. fee \$1500)

Note: Correction of violations or work without permits on new construction shall be assessed a Scope of Review factor of 1.0 (Fines in Note: If more than one scope of review factor applies, the higher multiplier shall govern.