

# Building Permit Fee Tables

Effective January 1, 2023

Issued October 1, 2022, pursuant to Section 14A-12-1204.3.1 of the Chicago Construction Codes Administrative Provisions.

**Table 14A-12-1204.3(1) Construction Factor for All Work Types**

Occupancy Classification per Chapter 14B-3 <sup>a</sup>	Construction Type per Chapter 14B-6 <sup>b</sup>				
	I	II	III	IV	V
Group A-1 (with stage)	\$0.94	\$0.87	\$0.85	\$0.81	\$0.74
Group A-1 (without stage)	\$0.86	\$0.80	\$0.76	\$0.73	\$0.58
Group A-2	\$0.76	\$0.71	\$0.67	\$0.65	\$0.58
Group A-3					
Group A-4					
Group A-5	\$0.85	\$0.78	\$0.76	\$0.72	\$0.66
Group B	\$0.74	\$0.69	\$0.66	\$0.61	\$0.54
Group E	\$0.77	\$0.71	\$0.70	\$0.65	\$0.57
Group F	\$0.51	\$0.40	\$0.38	\$0.34	\$0.28
Group H	\$0.74	\$0.69	\$0.66	\$0.61	\$0.54
Group I	\$0.94	\$0.87	\$0.86	\$0.76	\$0.69
Group M	\$0.54	\$0.49	\$0.46	\$0.44	\$0.38
Group R-1	\$0.74	\$0.69	\$0.69	\$0.62	\$0.56
Group R-2					
Group R-3					
Group R-4	\$0.46	\$0.44	\$0.43	\$0.42	\$0.39
Group R-5					
Group S	\$0.47	\$0.37	\$0.34	\$0.31	\$0.25
Group U	\$0.31	\$0.27	\$0.26	\$0.24	\$0.20

a. *Buildings* containing more than one occupancy will be assessed fees based on the gross floor area occupied by each occupancy. Common areas in mixed-occupancy buildings will be assessed fees based on the classification of the predominant occupancy. If a single occupancy occupies 85 percent or more of the *building area*, the entire fee will be based on that occupancy classification.

b. A *building* may only be classified as a single construction type.

**Table 14A-12-1204.3(3) Scope of Review Factor for New Construction <sup>a</sup>**

<b>Occupancy Classification per Chapter 14B-3</b>	<b>Factor <sup>b</sup></b>	<b>Description of Work</b>	<b>Minimum Fee <sup>c</sup></b>
Group A	0.25	Not applicable	
	0.5		
	0.75		
	1	All new construction, including first buildout of tenant space	\$3,250
Group B	0.25	Not applicable	
	0.5	Free-standing kiosk used for business	\$800
		Initial buildout of a tenant space, including sales centers and model units, excluding <i>telecommunication equipment areas</i> and ambulatory care facilities	\$800 per story
	0.75	Construction of a single-story building, excluding <i>telecommunications equipment areas</i> and ambulatory care facilities	\$3,250
	1	Construction or initial buildout including a <i>telecommunication equipment area</i>	\$2,150
		Construction or initial buildout of an ambulatory care facility	\$3,250
		Construction of a multi-story building	\$3,250
Group E	0.25	Not applicable	
	0.5	Initial buildout of a tenant space	\$800 per story
	0.75	Not applicable	
	1	All other new construction	\$3,250
Group F	0.25	Not applicable	
	0.5		
	0.75	Single-story building without <i>regulated equipment</i>	\$2,150
	1	Multi-story building without <i>regulated equipment</i>	\$3,250
	1.25	Facility with <i>regulated equipment</i>	\$3,250
Group H	0.25	Not applicable	
	0.5		
	0.75		
	1	Facility without <i>regulated equipment</i>	\$3,250
	1.25	Facility with <i>regulated equipment</i>	\$3,250
Group I	0.25	Not applicable	
	0.5		
	0.75		
	1	Facility without <i>regulated equipment</i>	\$2,150
	1.25	Facility with <i>regulated equipment</i>	\$3,250

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Occupancy Classification per Chapter 14B-3	Factor <sup>b</sup>	Description of Work	Minimum Fee <sup>c</sup>
Group M	0.25	Not applicable	
	0.5	Free-standing kiosk used for retail	\$800
		Initial buildout of a tenant space, including sales centers and model units	\$800 per story
	0.75	Construction of a <i>single-story</i> building	\$3,250
1	Construction of a <i>multi-story</i> building	\$3,250	
Group R	0.25	Not applicable	
	0.5	Detached private garage or carport (fee in addition to primary residence fee)	\$550
	0.75	Residential construction with maximum of 4 <i>stories</i> and maximum of 3 dwelling units	\$2,150
	1	Residential construction with 5 or more <i>stories</i> or 4 or more dwelling units	\$3,250
Residential construction with any number of sleeping units		\$3,250	
Group S	0.25	Not applicable	
	0.5		
	0.75	Single-story facility without <i>regulated equipment</i>	\$2,150
	1	Multi-story facility without <i>regulated equipment</i>	\$3,250
	1.25	Facility with <i>regulated equipment</i>	\$3,250
Group U	0.25	Not applicable	
	0.5	Temporary structures not covered in Table 14A-12-1204.2	\$250
	0.75	Single-story building or structure not more than 15 feet above the ground, such as a parking lot, bridge, bus shelter, or retaining wall, not covered in Table 14A-12-1204.2	\$250
	1	Multi-story <i>building</i> or <i>structure</i> more than 15 feet above the ground, such as a utility plant, cell phone tower, or rail station	\$3,250
Mixed Occupancy	0.25	Not applicable	
	0.5		
	0.75		
	1	Facility without <i>regulated equipment</i>	\$3,250
	1.25	Facility with <i>regulated equipment</i>	\$3,250

For SI: 1 foot = 304.8 mm.

- a. Stop work order penalties provided for in Section 14A-4-412.4 are in addition to these *permit* fees.
- b. Where more than one scope of review factor applies because of the diverse scope of work, the highest applicable multiplier applies to all areas.
- c. A minimum fee of \$302 applies to all *permits*.

**Table 14A-12-1204.3(4) Scope of Review Factor for Rehabilitation <sup>a</sup>**

Occupancy Classification per Chapter 14B-3	Factor <sup>b</sup>	Description of Work	Minimum Fee <sup>c</sup>	
All	0.0 <sup>d</sup>	<i>Ordinary demolition</i> (Section 14A-4-407)	\$550	
		<i>Complex demolition</i> (Section 14A-4-407)	\$2,150	
		For interior demolition use Table 14A-12-1204.3(6)		
	0.25	<i>Repair</i> (nonstructural)	\$550	
		<i>In-kind replacement</i> of a single MEP system	\$550	
		<i>Alteration</i> without the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of additional equipment (Level 1 <i>alteration</i> )	\$550	
		Roof <i>repair</i> , roof recover, or roof replacement with structural <i>repair</i>	\$800	
		<b>For any scope under this multiplier:</b> no structural work except as noted, no installation or <i>alteration</i> of <i>regulated equipment</i>		
	0.5	Structural <i>repair</i> as entire scope of work (except in residential buildings with 1 - 3 dwelling units and no mixed occupancy)		\$800
	0.75	Relocated building		\$1,600
		<i>Change of occupancy</i> without an increase in any hazard category (per Chapter 10 of the <i>Chicago Building Rehabilitation Code</i> ) and without creation of food-related facilities requiring a public health inspection		\$2,150
	1	<i>Change of occupancy</i> or change of use involving creation of food-related facilities requiring a public health inspection		\$1,600
		<i>Change of occupancy</i> with an increase in any hazard category (per Chapter 10 of the <i>Chicago Building Rehabilitation Code</i> )		\$3,250
Group A	0.25	Not applicable		
	0.5	<i>Repair</i> or <i>in-kind replacement</i> of more than one MEP system (no reconfiguration)		\$1,600
		<b>For any scope under this multiplier:</b> no structural work, no changes to mixed occupancy or tenant separations		
	0.75	Level 2 or Level 3 <i>alteration</i> , occupant load less than 300		\$1,600
		<b>For any scope under this multiplier:</b> no changes to mixed occupancy or tenant separations		
	1	<i>Addition</i>		\$2,150
Creation or reconfiguration of mixed-occupancy or tenant separations		\$3,250		
Level 2 or Level 3 <i>alteration</i> , occupant load 300 or more		\$3,250		

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Occupancy Classification per Chapter 14B-3	Factor <sup>b</sup>	Description of Work	Minimum Fee <sup>c</sup>
Group B	0.25	Not applicable	
	0.5	Level 2 or Level 3 <i>alteration</i> to a single tenant space on a single <i>story</i> , including existing <i>telecommunication equipment area</i>	\$800
		Level 2 or Level 3 <i>alteration</i> to common areas on a single <i>story</i>	\$800
		Repair or <i>in-kind replacement</i> of more than one MEP system (no reconfiguration)	\$800
		<b>For any scope under this multiplier:</b> no structural work, no changes to mixed occupancy or tenant separations, no food-related facilities requiring public health inspection	
	0.75	Level 2 or Level 3 <i>alteration</i> to common areas on multiple <i>stories</i>	\$1,600
		Level 2 or Level 3 <i>alteration</i> to multiple tenant spaces or multiple <i>stories</i>	\$1,600
		Level 2 or Level 3 <i>alteration</i> to restaurant or other food-related facility requiring public health inspection	\$1,600
		<b>For any scope under this multiplier:</b> no changes to mixed occupancy or tenant separations	
	1	<i>Addition</i>	\$2,150
Installation of new <i>telecommunication equipment area</i> where none previously existed		\$2,150	
Creation or reconfiguration of mixed-occupancy or tenant separations		\$3,250	
Group E	0.25	Not applicable	
	0.5	Repair or <i>in-kind replacement</i> of more than one MEP system (no reconfiguration)	\$1,600
		<b>For any scope under this multiplier:</b> no structural work, no changes to mixed occupancy or tenant separations	
	0.75	Level 2 or Level 3 <i>alteration</i>	\$1,600
		<b>For any scope under this multiplier:</b> no changes to mixed occupancy or tenant separations	
	1	<i>Addition</i>	\$2,150
Creation or reconfiguration of mixed occupancy or tenant separations		\$3,250	

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Occupancy Classification per Chapter 14B-3	Factor <sup>b</sup>	Description of Work	Minimum Fee <sup>c</sup>
Group F	0.25	Not applicable	
	0.5	<i>Repair or in-kind replacement</i> of more than one MEP system (no reconfiguration)	\$1,600
		<b>For any scope under this multiplier:</b> no structural work, no changes to mixed occupancy or tenant separations, no installation or <i>alteration of regulated equipment</i>	
	0.75	Level 2 or Level 3 <i>alteration</i> to single-story building	\$800
		<b>For any scope under this multiplier:</b> no changes to mixed occupancy or tenant separations, no installation or <i>alteration of regulated equipment</i>	
	1	Level 2 or Level 3 <i>alteration</i> to multi-story building	\$1,600
		<i>Addition</i>	\$2,150
		Creation or reconfiguration of mixed occupancy or tenant separations	\$3,250
		<b>For any scope under this multiplier:</b> no installation or <i>alteration of regulated equipment</i>	
1.25	Any work including installation or <i>alteration of regulated equipment</i>		\$1,600
Group H	0.25	Not applicable	
	0.5	<i>Repair or in-kind replacement</i> of more than one MEP system (no reconfiguration)	\$1,600
		<b>For any scope under this multiplier:</b> no structural work, no changes to mixed occupancy or tenant separations, no installation or <i>alteration of regulated equipment</i>	
	0.75	Level 2 or Level 3 <i>alteration</i> to single-story building	\$2,150
		<b>For any scope under this multiplier:</b> no changes to mixed occupancy or tenant separations, no installation or <i>alteration of regulated equipment</i>	
	1	<i>Addition</i>	\$3,250
		Creation or reconfiguration of mixed occupancy or tenant separations	\$3,250
		Level 2 or Level 3 <i>alteration</i> to multi-story building	\$3,250
		<b>For any scope under this multiplier:</b> no installation or <i>alteration of regulated equipment</i>	
1.25	Any work including installation or <i>alteration of regulated equipment</i>		\$1,600

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Occupancy Classification per Chapter 14B-3	Factor <sup>b</sup>	Description of Work	Minimum Fee <sup>c</sup>
Group I	0.25	Not applicable	
	0.5		
	0.75	Level 2 or Level 3 <i>alteration</i> to single-story building	\$1,600
		<b>For any scope under this multiplier:</b> no changes to mixed occupancy or tenant separations, no <i>alteration</i> or creation of machine room, no installation or <i>alteration</i> of <i>regulated equipment</i>	
	1	Creation or <i>alteration</i> of machine room	\$2,150
		<i>Addition</i>	\$3,250
		Creation or reconfiguration of mixed occupancy or tenant separations	\$3,250
		Level 2 or Level 3 <i>alteration</i> to multi-story building	\$3,250
		<b>For any scope under this multiplier:</b> no installation or <i>alteration</i> of <i>regulated equipment</i>	
	1.25	Any work including installation or <i>alteration</i> of <i>regulated equipment</i>	\$1,600
Group M	0.25	Not applicable	
	0.5	Level 2 or Level 3 <i>alteration</i> to a single tenant space on a single <i>story</i> , including existing <i>telecommunication equipment area</i>	\$800
		Level 2 or Level 3 <i>alteration</i> to common areas on a single <i>story</i>	\$800
		<i>Repair</i> or <i>in-kind replacement</i> of more than one MEP system (no reconfiguration)	\$800
		<b>For any scope under this multiplier:</b> no structural work, no changes to mixed occupancy or tenant separations	
	0.75	Level 2 or Level 3 <i>alteration</i> involving structural work	\$1,600
		Level 2 or Level 3 <i>alteration</i> to common areas on multiple <i>stories</i>	\$1,600
		Level 2 or Level 3 <i>alteration</i> to multiple tenant spaces or multiple <i>stories</i>	\$1,600
		<b>For any scope under this multiplier:</b> no changes to mixed occupancy or tenant separations	
	1	<i>Addition</i>	\$2,150
		Installation of new <i>telecommunication equipment area</i> where none previously existed	\$2,150
		Creation or reconfiguration of mixed occupancy or tenant separations	\$2,150

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Occupancy Classification per Chapter 14B-3	Factor <sup>b</sup>	Description of Work	Minimum Fee <sup>c</sup>
Group R	0.25	<i>Repair</i> or <i>in-kind replacement</i> of existing porch, balcony, deck, exterior stair, or occupiable rooftop (no reconfiguration)	\$200 each
		Structural <i>repair</i> as entire scope of work, building with 1 - 3 dwelling units and no mixed occupancy	\$550
	0.5	Installation or <i>alteration</i> of porch, balcony, deck, exterior stair, or occupiable rooftop	\$200 per unit served
		Level 2 or Level 3 <i>alteration</i> , building with 1 - 3 dwelling units and no mixed occupancy	\$550
		Level 2 or Level 3 <i>alteration</i> to single dwelling unit	\$550
		<i>Repair</i> or <i>in-kind replacement</i> of more than one shared MEP system (no reconfiguration)	\$1,600
		<b>For any scope under this multiplier:</b> no changes to mixed occupancy or tenant separations, no change in number of dwelling units or sleeping units	
	0.75	Level 2 or Level 3 <i>alteration</i> to 4 - 29 dwelling units or sleeping units and common areas in same <i>building</i>	\$250 per unit
		<i>Addition</i> to building with 1 - 3 dwelling units and no mixed occupancy	\$800
		Level 2 <i>alteration</i> to common areas only in a building with 4 or more dwelling units or any number of sleeping units	\$1,600
		<b>For any scope under this multiplier:</b> no non-residential occupancy in scope, no changes to mixed occupancy or tenant separations, no change in number of dwelling units or sleeping units	
	1	Level 2 or Level 3 <i>alteration</i> to 30 or more dwelling units or sleeping units and common areas in same <i>building</i>	\$250 per unit
		Decrease in number of dwelling units or sleeping units	\$800
		Increase in number of dwelling units or sleeping units	\$1,600
		<i>Addition</i> to <i>building</i> with 4 or more dwelling units or any number of sleeping units	\$2,150
		<i>Alteration</i> to mixed occupancy or tenant separation	\$2,150

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Occupancy Classification per Chapter 14B-3	Factor <sup>b</sup>	Description of Work	Minimum Fee <sup>c</sup>
Group S	0.25	Not applicable	
	0.5	Repair or in-kind replacement of more than one MEP system (no reconfiguration)	\$1,600
		<b>For any scope under this multiplier:</b> no structural work, no changes to mixed occupancy or tenant separations, no installation or <i>alteration</i> of regulated equipment	
	0.75	Level 2 or Level 3 <i>alteration</i> to single-story building	\$800
		<b>For any scope under this multiplier:</b> no changes to mixed occupancy or tenant separations, no installation or <i>alteration</i> of regulated equipment	
	1	Level 2 or Level 3 <i>alteration</i> to multi-story building	\$1,600
		<i>Addition</i>	\$2,150
		Creation or reconfiguration of mixed occupancy or tenant separations	\$3,250
<b>For any scope under this multiplier:</b> no installation or <i>alteration</i> of regulated equipment			
1.25	Any work including installation or <i>alteration</i> of regulated equipment		\$1,600
Group U	0.25	Not applicable	
	0.5		
	0.75	Level 2 or 3 <i>alteration</i> to a single-story <i>building</i> or <i>structure</i> not more than 15 feet above the ground, such as a parking lot, bridge, bus shelter, or retaining wall not covered in Table 14A-12-1204.2	\$250
	1	Level 2 or 3 <i>alteration</i> to a multi-story <i>building</i> or <i>structure</i> more than 15 feet above the ground, such as a utility plant, cell phone towers, or rail station	\$550
		<i>Addition</i> to building	\$550

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Occupancy Classification per Chapter 14B-3	Factor <sup>b</sup>	Description of Work	Minimum Fee <sup>c</sup>
Mixed Occupancy	0.25	Not applicable	
	0.5		
	0.75		
	1	Facility without <i>regulated equipment</i> , no changes to mixed occupancy or tenant separations	\$1,600
	1	Facility without <i>regulated equipment</i> , creation or reconfiguration of mixed occupancy or tenant separations	\$3,250
1.25	Facility with <i>regulated equipment</i>	\$3,250	

For SI: 1 foot = 304.8 mm.

- a. Stop work order penalties provided for in Section 14A-4-412.4 are in addition to these *permit* fees.
- b. Where more than one scope of review factor applies because of the diverse scope of work, the highest applicable multiplier applies to all areas.
- c. A minimum fee of \$302 applies to all *permits* .
- d. Demolition *permits* issued under Section 14A-4-407 are not subject to the area- and construction-factor-based fee formula and are only subject to the minimum fees in this table and inspection fees per Section 14A-5-503.

**Table 14A-12-1204.3(5) Scope of Review Factor for Exterior Wall Rehabilitation <sup>a</sup>**

<b>Factor <sup>b</sup></b>	<b>Description of Work</b>	<b>Minimum Fee <sup>c</sup></b>
0.05	Tuckpointing and <i>repair</i> to unit masonry	\$300
	Siding <i>repair</i> or <i>in-kind replacement</i>	\$300
0.1	Window wall and curtain wall <i>repair</i> or <i>in-kind replacement</i>	\$550
0.5	Lintel <i>repair</i> (based on contributing area supported by lintel)	\$250
	Concrete <i>repair</i>	\$550
1	Parapet rebuilding	\$250
	Fascia <i>repair</i> or <i>in-kind replacement</i>	\$250
	<i>Repair</i> to decorative projecting elements, such as cornices	\$250

a. Stop work order penalties provided for in Section 14A-4-412.4 are in addition to these *permit* fees.

b. Where more than one scope of review factor applies to the proposed work, the permit application must indicate the area of each type of work, and the applicable factor will be applied to each area.

c. A minimum fee of \$302 applies to all *permits* .

**Table 14A-12-1204.3(6) Scope of Review Factor for Phased Permitting <sup>a</sup>**

<b>Factor <sup>b</sup></b>	<b>Description of Work</b>	<b>Minimum Fee <sup>c</sup></b>
0.25	Caissons only, or slurry wall only, or grade beams only (no area)	\$6,450
	Interior demolition work, including the removal of mechanical, electrical, and plumbing systems, with no structural work and no <i>alteration</i> of fire separations, in preparation for <i>rehabilitation</i> work	\$300
0.5	All other below-grade construction (foundation, below grade floors)	\$3,250
0.75	Above-grade new construction or <i>addition</i> work where same <i>building area</i> will be permitted in more than one phase of construction	\$3,250
	Interior demolition work, with structural work or <i>alteration</i> of fire separations, in preparation for <i>rehabilitation</i> work	\$1,100
	<i>Rehabilitation</i> work with interior demolition work for same <i>building area</i> permitted as a separate phase	per Table 14A-12-1204.3(4)
1	Above-grade new construction or <i>addition</i> with only below-grade work as a separate phase	\$3,250

- a. Stop work order penalties provided for in Section 14A-4-412.4 are in addition to these *permit* fees.
- b. Where more than one scope of review factor applies because of the diverse scope of work, the highest applicable multiplier applies to all areas.
- c. A minimum fee of \$302 applies to all *permits*.