



McHenry County
Department of Planning and Development

www.co.mchenry.il.us/plandev

OFFICE: McHenry County Admin. Bldg.
667 Ware Road, Woodstock, Illinois

MAIL: 2200 N. Seminary Ave.
Woodstock, Illinois 60098

EMAIL: plandev@co.mchenry.il.us
P: 815-334-4560 F: 815-334-4546

McHENRY COUNTY EXPEDITED BUILDING PLAN REVIEW PROCEDURE

- 1. The Department of Planning and Development offers an expedited building plan review process. The applicant pays T.P.I. Building Code Consultants, Inc. to review building plans on behalf of the County. T.P.I. Building Code Consultants, Inc will bill the applicant directly for this service. Normal building permit fees apply.
2. At the time of application, inform staff that you are interested in an expedited building review using regular consultant service or priority express plan review service.
a. Standard Service: Plan reviews are completed within 9 work days.
b. Expedited Service: Plan reviews are completed within 3 work days.
3. Staff will provide an estimated fee based on the fee schedule attached.
4. Staff will notify and send your building plans to T.P.I. Building Code Consultants, Inc. FedEx delivery services are included in the fee schedule attached.
5. T.P.I. Building Code Consultants, Inc will contact you, the applicant, to coordinate payment. T.P.I. Building Code Consultants, Inc will conduct the compliance review but will not release the completed review recommendation until the review fees are paid in full.
6. Plan review letters are then issued to the Planning and Development Department for approval and issuance to the applicant. If you receive a correction letter, plan revisions shall be submitted to the Department of Planning and Development for issuance to T.P.I. Building Code Consultants, Inc. Re-review fees are based on the fee schedule attached.
7. Staff will issue the permit when the plan review letter approving the plans is received and all other permit requirements are satisfied.

Please submit this form to begin the process.

Permit Number: Regular Service: Expedited Service:

I have read and understand the expedited building plan review procedure. I also understand that separate permit fees will apply and that the expedited building plan review process does not expedite stormwater or zoning reviews.

Print Name:

Signature:

Date:



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Plan Review Type	9-day review	3-day review
One and Two-Family Dwellings <i>(plumbing/fire not included)</i>	\$422.50 per Dwelling Unit	\$845.00 per Dwelling Unit (2 x 9-day fee)
Re-Reviews of One and Two-Family Dwellings 50% of original review fee <i>(plumbing/fire not included)</i>	\$211.25 per Dwelling Unit	\$422.50 per Dwelling Unit (2 x 9-day fee)
Single Family Plumbing Review and Re-reviews	\$60.00 plus \$2.00 Each Additional Fixture or Waste Opening	2 x 9-day fee
Commercial & Multi-Family Review and Re-reviews	\$100.00 plus \$4.00 Each Additional Fixture or Waste Opening	2 x 9-day fee



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T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

Industrial, Commercial, and Multi-Family Structures

a. All Re-reviews are done at 50% of original fee

9-day review Gross Floor Area *This table excludes plumbing or fire	Base Building - 1 discipline	Base Building and up to 2 other disciplines	Base Building and 3 plus disciplines
1-2,500 SF	\$400.00	\$483.00	\$661.50
2,501-4,000 SF	\$446.25	\$603.75	\$808.50
4,001-5,000 SF	\$556.50	\$724.50	\$945.00
5,001-7,500 SF	\$630.00	\$882.00	\$1092.00
7,501-10,000 SF	\$693.00	\$918.75	\$1234.00
Over 10,000 SF	\$761.25+ \$14.70 Per 1,000 SF Over 10,000 SF	Building Fee x 1.5	Building Fee x 2.0

Gross Floor Area Based on 9-day chart above	Base Building (1 discipline) (excludes plumbing)	Base Building and up to 2 other disciplines (excludes plumbing)	Base Building and 3 plus disciplines (excludes plumbing)
5-day review	1.5 x 9-day fee	1.5 x 9-day fee	1.5 x 9-day fee
3-day review	2 x 9-day fee	2 x 9-day fee	2 x 9-day fee

Additional Reviews	9-day Review	5-day Review	3-day Review
Commercial Kitchen & Food Processing areas	\$422.50 per 1000 SF of such areas	1.5 x 9-day fee	2 x 9-day fee
Hazardous Areas	\$422.50 per 1000 SF of such areas 5-day review x 1.5; 3- day x 2 of fee above	1.5 x 9-day	2 x 9-day fee
Restaurant Mechanical Hood & Duct System	\$275.00 for 1 st hood, each additional hood reviewed at same time and within same building/unit, add \$115.00	1.5 x 9-day	2 x 9-day fee



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Miscellaneous Residential Plan Reviews

*The fees below do not include zoning or plumbing

Permit Type	Fee
Shed	\$125.00
Deck	\$150.00
Electric Service Upgrade	Residential \$100.00; Commercial \$150.00
Fireplace (masonry)	\$100.00
Fireplace (pre-fab.)	\$ 80.00
Mechanical (Furnace/AC)	\$ 80.00
Residential Driveway	\$ 100.00
Pool	\$200.00
Roofing	\$ 80.00
Siding	\$ 80.00
Whirlpool/Hot tub	\$100.00
Garage	\$275.00
Pergola	\$125.00
Fence	\$100.00
Patio	\$100.00

Fire Plan Reviews

Sprinkler Systems

- a. Re-reviews are 50% off original review fees above if initial review performed by T.P.I. for office and mall tenant areas that have had the base building typical tenant area system previously reviewed by our office.
- b. Additional fees may apply for dry-pipe and pre-actions systems.

Fee is based on the total number of sprinklers

Number of Sprinklers	Plan Review Fee NFPA 13 & 13R
1 to 20 <i>(minimum fee)</i>	\$200.00
21 to 100	\$405.00
101 to 200	\$575.00
201 to 300	\$650.00
301 to 500	\$975.00
Over 500	\$975.00 plus \$0.95 per sprinkler over 500

Number of Sprinklers	Plan Review Fee NFPA 13D
1 to 25 <i>(minimum fee)</i>	\$175.00
26 to 50	\$205.00
51-100	\$225.00
over 100	\$225.00 plus \$1.05 per sprinkler over 100



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Fire Detection and Alarm Systems

- a. Basic fee for a complete system: \$0.016 per square foot of total building area.
- b. Partial systems: \$0.009 per square foot of total building area for systems that do not contain a total building area detection system.
- c. Partial System: \$0.004 per square foot of total building area for supervisory protection of the sprinkler systems and duct detection.
- d. Minimum review fee of \$155.00

Standpipe Systems

- a. Basic Fee: \$200.00 per Standpipe
- b. No charge for standpipes that are part of a total building sprinkler system

Clean Agent Suppression Systems

- a. The fee is based on cubic feet in this instance as the number of nozzles and the size of the tank to be used are determined by cubic feet.

Cubic Footage of Protection Area	Fee
0 to 5,000	\$445.00
5,001 to 10,000	\$575.00
Over 10,000	\$575.00 plus \$.05 per cubic foot over 10,000

Restaurant Wet Chemical Systems

Number of Nozzles	Fee
1 to 15	\$275.00
16 to 30	\$375.00
31 to 50	\$485.00
over 50	\$485.00 plus \$8.00 per nozzle over 50
Each additional hood system reviewed at the same time within the same building and unit	Add \$115.00

Subdivision Design Reviews for Fire Department Access, Water Main Sizing, and Hydrant Layout

- a. Reviews are performed at an hourly rate of \$93.00 per hour
- b. Plans requiring a second review are invoiced at 50% of the hourly rate
- c. Minimum review fee is \$155.00

Fire Pumps

- a. \$205.00 per system

Life Safety Plan Reviews

- a. The fee is based on the total square footage of the building.
- b. Basic fee: \$0.005 per sq. ft. of the total building area.
- c. Minimum fee of \$170.00.
- d. For special buildings, add 50% to the base fee.
- e. No additional charge for typical floors of a building.
- f. Plans requiring a second review are invoiced at 50% of the primary review.