

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

District ALL

<input checked="" type="checkbox"/>	Resolution or Ordinance (Blue)
<input type="checkbox"/>	Recommendations of Boards, Commissions & Committees (Green)
<input type="checkbox"/>	Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager

DATE: April 20, 2009 (B of T) Date: May 7, 2009

SUBJECT: ORDINANCE AMENDING PERMIT FEES

SUBMITTED BY: George E. Seagraves, Fire Chief

BACKGROUND/POLICY IMPLICATIONS:

The Bureau of Inspectional Services of the Fire Department transmits for your consideration an Ordinance regarding the increase of Building Permit Fees for Fiscal Year 2010.

The Ordinance Amends Title 15, Chapter 150, Section 150 of the Lombard Village Code in regard to Permit Fees.

If passed on May 7, 2009, with waiver of first and pass on second, the new fees would take effect June 1, 2009.

Fiscal Impact/Funding Source: Revenue increase of approximately 5%.

Review (as necessary):

Finance Director	_____
Village Manager	_____
Date	4/23/09


NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda distribution.



TO:

David A. Hulseberg, Village Manager

FROM:

 George E. Seagraves, Fire Chief

DATE:

April 20, 2009

RE:

BUILDING PERMIT FEE INCREASE - FY 2010

Per direction of the Village of Lombard Board of Trustees the Fire Department has prepared a fee increase ordinance adjusting the Building Permit Fees 5%, rounding to whole dollars in most cases. Additionally the following permit fees are of special note:

- Administrative Fees will remain the same.
- Water Heater permit fees to remain unchanged.

Building Permit fees have not been increased since 2005. As related to our comparable DuPage County communities our permit fees are ranked one of the lowest. This fee increase will not change our ranking regarding fees. An exhibit is included comparing our permit fee now and with the 5% increase is included.

Water heater permits are the single largest resident complaint we get. It is important that the water heaters are permitted and inspected. I have included a photograph of a water heater found at a recent fire. The water heater was installed without benefit of a permit and inspections. Although this may be a unique situation we find many problems with water heater replacements. We would like to encourage the installations of water heaters with permits.

GES:jh

**AN ORDINANCE AMENDING TITLE 15, CHAPTER 150,
SECTION 150.141 OF THE LOMBARD VILLAGE CODE IN
REGARD TO BUILDING PERMIT FEES**

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

SECTION 1: That Title 15, Chapter 150, Section 150.140, PERMIT FEES, of the Lombard Village Code is hereby amended to read in its entirety as follows:

§ 150.141 PERMIT FEES.

(A) PERMIT PROCESSING FEES.

(1) Administration fee - 10% of the Building portion of the permit fee, minimum \$20.00 per application on all single family and two family dwellings; and a minimum \$30.00 per application on all commercial, industrial and multi-family dwellings.

(2) Plan Review Fees:

Examination of all Plans by Construction Valuation from:

Single Family and Two Family Dwelling	\$31.00
\$50 to \$5,000	(\$48.00) 46.00
\$5,001 to \$25,000	(\$86.00) 82.00
\$25,001 to \$50,000	(\$108.00) 103.00
\$50,001 to \$75,000	(\$124.00) 124.00
\$75,001 to \$100,000	(\$216.00) 206.00
\$100,001 to \$200,000	(\$399.00) 380.00
\$200,001 to \$300,000	(\$476.00) 453.00 plus
\$300,001 to \$500,000	(\$2.80) 2.70/thousand
\$500,001 and up	or portion thereof

Commercial/Industrial/Multi-Family	(\$42.00) \$40.00
\$50 to \$5,000	(\$63.00) 60.00
\$5,001 to \$25,000	(\$110.00) 105.00
\$25,001 to \$50,000	(\$126.00) 120.00
\$50,001 to \$75,000	(\$168.00) 160.00
\$75,001 to \$100,000	(\$268.00) 255.00
\$100,001 to \$200,000	(\$509.00) 485.00
\$200,001 to \$300,000	(\$599.00) 570.00
\$300,001 to \$500,000	(\$4.20) 4.00/thousand
\$500,001 and up	or portion thereof

(3) Re-Review Fees/Revised Plans: After the initial review has been completed, revised or corrected plans shall be charged a fee equal to one half of the initial plan review fee.

(4) Certificate of Completion - 10% of the building portion of the permit fee, minimum \$50.00 (\$53.00) per application for residential & multi-family dwellings; and \$85.00 (\$89.00) per application for commercial, industrial or assembly type properties.

(B) CONSTRUCTION PERMIT FEES. Fees for all new buildings or structures by cubic content shall be computed on the basis of outside dimensions and from the lowest floor, including basement or bottom of footing, to the highest point of the main roof which will include all projections. No deduction shall be made for pitch or angles of roof. Fees shall be as follows:

Single Family and Two Family Dwelling	(\$98.00)
0 to 5,000 cubic feet	\$93.00
5,001 to 7,500 cubic feet (\$135.00)	\$129.00
7,501 to 10,000 cubic feet (\$227.00)	\$216.00
10,001 to 500,000 cubic ft (\$227.00)	\$216.00
plus (\$5.70)	
\$5,400/1,000 cubic ft. in excess of 10,000 cubic feet	
plus (\$5.40)	
\$2,884.00	
plus (\$5.15 per 1,000 cubic feet	

ORDINANCE NO. _____

For each \$1,000 or fraction thereof in excess of \$5,000, the fee shall be \$5.15 (\$5.40) per \$1,000 of cost.

\$50.00	\$25 to 500 (\$53.00)
\$70.00	\$501 to 1,000 (\$74.00)
\$85.00	\$1,001 to 2,500 (\$89.00)
\$105.00	\$2,501 to 5,000 (\$110.00)

For each \$1,000 or fraction thereof in excess of \$5,000, the fee shall be \$6.50 (\$7.00) per \$1,000 of cost.

(D) PLUMBING PERMITS.

Single Family and Two Family Dwellings

(1) Fixture fees.
 Per standard fixture (\$81.00) \$77.00
 Per fixture over one (\$12.00) \$11.00
 Water heater (no change) \$31.00
 Gas meter and piping (\$24.00) \$23.00

(2) Inspection fees.
 Underground work (\$39.00) \$37.00
 Rough plumbing (\$39.00) \$37.00
 Vent test (\$39.00) \$37.00
 Final (\$39.00) \$37.00

(3) Alteration, extension, repair, remodel of plumbing systems (\$80.00) \$76.00
 Water softener (\$74.00) \$70.00

Commercial/Industrial/Multi-Family

(1) Fixture fees.
 Per standard fixture (\$110.00) \$105.00
 Per fixture over one (\$21.00) \$20.00
 Water heater (\$42.00) \$40.00
 Gas meter and piping (\$32.00) \$30.00

(2) Inspection fees.
 Underground work (\$53.00) \$50.00
 Rough plumbing (\$53.00) \$50.00

ft. in excess of 500,000 cubic feet \$5,356.00 plus (\$5.20) \$4.90/1,000 cubic ft. in excess of 1,000,000 cubic feet \$1000.00
 Cash Bond (\$1,050.00)
 Reinspection fees (all construction) (\$74.00)\$70.00

Commercial/Industrial/Multi-Family Structures

0 to 5,000 cubic feet (\$126.00) \$120.00
 5,001 to 7,500 cubic feet (\$179.00) \$170.00
 7,501 to 10,000 cubic feet (\$284.00) \$270.00
 10,001 to 500,000 cu feet (\$284.00) \$270.00

excess of 10,000 cubic feet plus (\$7.50) \$7.00/1,000 cubic ft. in excess of 500,000 cubic feet \$3,510.00 plus (\$7.00) \$6.50 per 1,000 cubic ft. in excess of 500,000 cubic feet

1,000,000 cu ft and up (\$6,867.00) \$6,540.00 plus (\$6.50) \$6.00 per 1,000 cubic ft. in excess of 1,000,000 cubic feet

Cash Bond (\$2,100.00) \$2000.00
 Reinspection fees:(all construction) (\$74.00) \$70.00

(C) ADDITIONS, ALTERATIONS, REPAIRS AND REMODELING. Fees shall be based on construction valuations from:

Roofing-single family and two family dwelling-\$50.00 (\$52.00)
Single Family and Two Family Dwellings
 \$25 to 500 (\$41.00) \$39.00
 \$501 to 1,000 (\$57.00) \$54.00
 \$1,001 to 2,500(\$70.00) \$67.00
 \$2,501 to 5,000 (\$86.00) \$82.00

(E) HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS.

\$50.00	Vent test (\$53.00)
\$50.00	Final (\$53.00)
	(3) Alteration, extension, repair, remodel of plumbing systems
\$105.00	(\$110.00)
\$85.00	Water softener (\$89.00)

Construction Valuations

\$48.00	\$50 to \$500
\$62.00	(\$50.00)
\$62.00	\$501 to \$1,000
\$72.00	(\$65.00)
\$124.00	\$1,001 to \$2,500
\$124.00	(\$76.00)
\$144.00	\$2,501 to \$7,500
	(\$130.00)
	\$7,501 to \$15,000
	(\$151.00)
	\$15,001 plus, equates to: \$144 (\$151) + \$4.60 (\$4.90) per thousand in excess of \$15,501

\$85.00	\$50 to \$500
\$95.00	(\$89.00)
\$105.00	\$501 to \$1,000
	(\$100.00)
\$150.00	\$1,001 to \$2,500
	(\$110.00)
\$150.00	\$2,501 to \$7,500
	(\$158.00)
\$185.00	\$7,501 to \$15,000
	(\$194.00)
	\$15,001 plus, equates to \$185.00 (\$194.00) + \$6.00 (\$6.50) per thousand in excess of \$15,501

(F) ELECTRICAL.

\$74.00	100 Ampere
	(\$78.00)
\$89.00	200 Ampere
	(\$93.00)
\$103.00	400 Ampere

\$118.00	600 Ampere
	(\$108.00)
\$132.00	800 Ampere
	(\$124.00)
\$147.00	1200 Ampere
	(\$139.00)
	(\$154.00)

* For each 100 Amperes over 1200 Amperes add \$12.00

\$100.00	100 Ampere
	(\$105.00)
\$110.00	200 Ampere
	(\$116.00)
\$130.00	400 Ampere
	(\$137.00)
\$160.00	600 Ampere
	(\$168.00)
\$170.00	800 Ampere
	(\$179.00)
\$190.00	1200 Ampere
	(\$200.00)

* For each 100 Amperes over 1200 Amperes add \$15.00 (\$16.00)

(2) In addition to the above service fees the following circuit fees shall be added:

\$62.00	1 to 4 circuits
	(\$65.00)
\$91.00	5 to 9 circuits
	(\$96.00)
\$118.00	10 to 14 circuits
	(\$124.00)
	15 to 50 circuits
	(\$124.00)
	\$118.00 + \$5.65 (per circuit over 14)
	\$4.50 (\$5.00) (per circuit)

Commercial/Industrial/Multi-Family Dwelling

\$85.00	1 to 4 circuits
	(\$89.00)
\$110.00	5 to 9 circuits
	(\$116.00)
\$160.00	10 to 14 circuits
	(\$168.00)
	15 or over (\$8.00)

(3) Three-wire circuits are two times single circuit fee.

Four wire circuits are three times single circuit fee.

(4) Electrical fees for detached garages, accessory shall be \$50.00 (\$53.00).

(5) Inspection fees for the original installation of commercial or private street or parking lot lighting shall be at the rate of \$45.00 (\$48.00) for each lamp post or festoon.

(6) For inspection of motors or other current consuming device, the inspection fee for single family and two family dwellings or commercial, industrial and multi-family structures shall be as follows:

One motor \$25.00(\$26.50)
Each additional motor \$15.00(\$16.00)

(7) Minimum electrical fee \$90.00

(8) Inspection Fees: \$95.00

Rough-In \$60.00(\$63.00)
Underground \$60.00(\$63.00)
Final Inspection \$60.00(\$63.00)

(G) ELEVATORS, ESCALATORS, AND DUMBWAITERS.

Commercial/Industrial/Multi-Family and Single Family/Two Family Dwelling

Passenger, Escalator, Dumbwaiter, Docklift, Freight Per Floor \$125.00
Plan Review \$255.00
Inspection - Semi-annual (\$116.00)
Wheelchair Lift/Chair Lift \$85.00
Plan Review \$85.00
Annual Inspection Fees (\$89.00)
Temp. Construction \$60.00
Towers \$185.00

(H) TANKS FOR FLAMMABLE LIQUIDS OR COMBUSTIBLE LIQUIDS
Commercial/Industrial/Multi-Family and Single Family/Two Family Dwelling
(\$194.00)

(1) Installation

1000 Gal. Capacity or Less \$385.00
Each 100 Gals. or Fraction thereof over 1,000 Gallons \$8.00
All Sizes \$275.00
Remote Dispensing Device (\$289.00)

(2) Removal of Tanks

(3) Remote Dispensing Device

Each Hose or Nozzle \$110.00
(\$116.00)

(I) FIRE PROTECTION.

Single Family and Two Family Dwelling

Sprinkler Systems

No fees will be assessed for plan reviews of sprinkler systems designed to NFPA 13D to be installed in single family detached dwellings. Sprinkler systems designed to NFPA 13 or NFPA 13R, are subject to the sprinkler fee schedule for multi-family dwellings.

Commercial/Industrial/Multi-Family

New Sprinkler Systems

Include standpipes and fire pump as part of system.

Number of Sprinklers:
1-20 \$285.00 (\$299.00)
21-100 \$620.00 (\$651.00)
101-200 \$790.00 (\$830.00)
201-300 \$970.00 (\$1,019.00)
301-500 \$1,335.00 (\$1,402.00)
Over 500 \$1,335.00 (\$1,402.00)
plus \$3.00 (\$3.25) per sprinkler

Exception: No fees will be assessed for Plan review of the following sprinkler systems:

1. Systems designed to NFPA 13D to be installed in single family detached dwellings.

2. Systems to be installed which are not required by Village of Lombard Ordinance.

Existing Sprinkler Systems

Includes relocating sprinklers for building alterations, tenant build-outs and so forth. Note: All systems subject to design changes, upgrades to pipe sizes and so forth are subject to the fee schedule for new systems, regardless of size.

Number of Sprinklers:

1-20	\$125.00 (\$131.00)
21-100	\$185.00 (\$194.00)
101-200	\$790.00 (\$830.00)
201-300	\$970.00 (\$1,019.00)
301-500	\$1,335.00 (\$1,402.00)

Exceptions: For reviews of changes to existing systems involving over 100 sprinklers, the fees may be reduced by up to 50% where the base buildings sprinkler system was reviewed under this fee schedule.

Standpipe Systems

Initial standpipe without fire pump: \$245.00 (\$257.00)
 Initial standpipe with fire pump: \$365.00 (\$383.00)

Each additional standpipe as part of the same standpipe system/review add: (\$131.00) \$125.00

Note: Standpipes as part of a sprinkler system plan review are not subject to these fees.

Five Pumps

Fire Pump: \$225.00 (\$257.00)

Note: For pumps being installed to upgrade and/or enhance the design of an existing sprinkler or standpipe system, additional fees may apply for the review of the new design of the system being enhanced by pump.

Suppression Systems

Chemical suppression system for cooking surfaces/hoods: \$185.00 (\$194.00)/hood

Wet or dry chemical suppression system for special hazards: \$425.00 (\$446.00)/system

“Clean agent” gaseous systems: Based on volume of protected space per system.

1-5,000 cu. ft.	\$425.00 (\$446.00)
5,001-10,000 cu. ft.	\$605.00 (\$635.00)
Over 10,000 cu. ft.	\$750.00 (\$788.00)

Suppression Systems

Carbon Dioxide Systems: Based on pounds of suppression agent.

Fire Alarm Systems

1-100	\$425.00 (\$446.00)
101-300	\$605.00 (\$635.00)
301-500	\$730.00 (\$767.00)
501-750	\$850.00 (\$893.00)
751-1,000	\$970.00 (\$1,019.00)
Over 1,000 Pounds	\$1,000.00 (\$1,050.00)

New fire alarm systems base review fee (includes panel replacement): \$245.00 (\$257.00)

Add for detection device, notification appliance, etc., tied to system: \$5.00 (\$5.25)/device

Existing fire alarm system base review fee (include relocating existing devices): \$125.00 (\$131.00)

Add for detection device, notification appliance, etc., tied to system: \$5.00 (\$5.25)/device

Special Consultation

For any fire protection concerns in which the Village of Lombard Fire Chief or Fire Marshal determine that additional technical resources or technical assistance is required from sources outside of the Village of Lombard staff, the following fee may be charged by the Village of Lombard. – Fee \$140.00 (\$147.00) per hour or portion thereof.

Examples where such fees may apply are as follows: Plan review of smoke control systems; Life Safety plan review for covered malls or other similar type structures; plan review of projects where performance based design is used to comply with codes.

(J) GARAGES.

Single Family and Two Family Dwellings

Two-car (\$79.00)	\$75.00
Three-car (\$105.00)	\$100.00
Four-car (\$152.00)	\$150.00

Over four cars, fees shall be based on construction valuation as in division (C) above.

Commercial/Industrial/Multi-Family

Two-car (\$116.00)	\$110.00
Three-car (\$142.00)	\$135.00

(S) SEWER AND WATER CONNECTION
FEE. See § 51.100.

(T) SWIMMING POOLS.

All other Signs
Per Square Foot of Face: \$2.00(\$2.10)/square foot or
\$75.00 minimum
Electrical Service: \$100.00 (\$105.00)

(V) SHEDS. See subsection (C) above.

(W) GOVERNMENT ENTITIES.

Requirements relative to fees, bonds and letters of
credit shall be waived in accordance with Sections
14.01 and 14.02 of this Code.

(X) PLAN REVIEW FEES. Traffic Impact
Advisory Services: In addition to other fees

established by this ordinance, all applications for
building permits that have a substantial traffic impact
as determined by the Inter-Departmental Review
Committee, shall be accompanied by a deposit of
\$1,000 to be used for traffic impact analysis services.
If the Village's costs for such services exceeds the
deposit, the applicant shall reimburse the additional
costs incurred by the Village. If such costs are less
than the deposit, the Village shall return the
difference to the applicant. The total cost incurred by
the applicant for such services shall not exceed
\$10,000.00. Until such time that the Village has
received final payment of all traffic advisory services
fees, no permits for the use or development of land
shall be issued.

(Ord. 2561, passed 10-28-82; Am. Ord. 2627, passed
9-8-83; Am. Ord. 2951, passed 5-28-87; Am. Ord.
2961, passed 6-25-87; Am. Ord. 2980, passed 9-3-87;
Am. Ord. 3152, passed 5-4-89; Ord. 4796, passed
4/27/00; Ord. 5253, passed 2/20/03; Ord. 5387, passed
11/20/03; Ord. 5464, passed 4/1/04; Ord. 5627, passed
4/21/05; Ord. 5921, passed 9/21/06; Ord. 6063, passed
06/21/07)

Single Family and Two Family Dwellings

Above ground (\$53.00) \$50.00
Electric (\$53.00) \$50.00
Gas Heater (\$39.00) \$37.00
Inground:

Structure - as per division (C) above.
Plumbing(\$81.00) \$77.00
Electric(\$81.00) \$77.00
Plan review(\$69.00) \$66.00

Commercial/Industrial/Multi-Family

Above ground(\$131.00) \$125.00
Electric(\$105.00) \$100.00
Inground:

Structure - as per division (C) above.
Plumbing(\$194.00) \$185.00
Electric(\$152.00) \$145.00
Plan review(\$131.00) \$125.00

(U) FENCES & SIGNS

All fences shall be subject to a \$15.00(\$16.00) fee.
Fences involving electrically operated gates shall be
charged a fee in accordance with Section 150.141(F)
of the Lombard Village Code.

Attention Getting Devices, Banners, Temporary
Signs and Inflatables shall be subject to a
\$15.00 (\$16.00) fee. Attention Getting Devices,
Banners, Temporary Signs and Inflatables shall not be
governmental unit or to any charitable organization
as defined in "An Act to Regulate Solicitation and
Collection of Funds for Charitable Purposes,
Providing for Violations Thereof and Making an
Appropriation Therefor", 225 ILCS 460/1.

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage, approval and
publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2009.

First reading waived by action of the Board of Trustees this _____ day of _____, 2009.

Passed on second reading this _____ day of _____, 2009.

Ayes: _____

Thomas P. Bayer
Village Attorney

APPROVAL AS TO FORM:

Published by me in pamphlet form this _____ day of _____, 2009.

Brigitte O'Brien
Village Clerk

ATTEST:

William J. Mueller
Village President

Approved by me this _____ day of _____, 2009.

Absent: _____

Nays: _____

**PERMIT FOR A SINGLE FAMILY RESIDENCE
BASED ON THE FOLLOWING CRITERIA**

Estimated Construction Cost	\$286,667.00
Cubic Feet of Building	80,548
Square Footage of Building	3900
Electrical Service Size	200 AMP
Electrical Circuit Count	16
Plumbing Fixture Count	17
HVAC Cost Estimate	\$12,558.00

* Indicates Municipalities Not Increasing Fees in 2009
 ** Indicates Municipalities that may raise fees, they are currently doing a study.
 *** Currently restructuring their fee schedule to make more user friendly
 * Elmhurst raises their fees every May

Permit Fee	Lombard	* Addison	** Bloomingdale	Carol Stream **	Downers Grove ***	Elmhurst *	Glen Ellyn **	* Wheaton	Lombard w/5% Increase
Plan Review	\$380.00	\$200.00	\$440.00	\$318.00	\$133.00	\$6805.00	\$487.00	See Total Fee	\$399.00
Building	\$597.00	\$2,007.00	\$2338.00	\$1463.00	\$1,330.00	In Bidg	\$2145.00		\$627.00
Electrical	\$545.20	\$100.00	\$108.00	\$335.00	\$345.00	In Bidg	In Bidg		\$572.00
Plumbing	\$455.00	\$260.00	\$421.00	\$300.00	\$305.00	In Bidg	\$50.00		\$478.00
HVAC	\$144.00	\$50.00	\$90.00	\$75.00	\$90.00	In Bidg	In Bidg		\$151.00
Driveway	\$50.00	\$40.00	\$40.00	\$90.00	\$45.00	\$80.00	\$20.00		\$53.00
Construction Water	\$54.00	\$30.00	Metered	\$75.00		N/C	N/A		\$57.00
C. O.	\$75.00	\$30.00	\$75.00	\$100.00	\$50.00	N/C	N/A		\$79
TOTAL	\$2300.20	\$2,717.00	\$3512.00	\$2756.00	\$2298.00	\$6885.00	\$2702.00	\$4,000.00	\$2416.00
% Difference		18%	52%	20%		295%	17%	73%	

**PERMIT FOR A COMMERCIAL STRUCTURE
BASED ON THE FOLLOWING CRITERIA**

Estimated Construction Cost	\$1,400,000.00
Cubic Feet of Building	112,000
Square Footage of Building	8000
Electrical Service Size	400 AMP
Electrical Circuit Count	42
Plumbing Fixture Count	17
HVAC Cost Estimate	\$95,000.00

* Indicates Municipalities Not Anticipating Increasing Permit Fees in 2009

** Indicates Municipalities that may raise fees, they are currently doing a study.

*** Currently restructuring their fee schedule to make more user friendly.

*** They send their plans out to be reviewed by B & F Technical Services.

They pass B & F's fees on to the customer and charge an additional \$75.00 for administration costs.

* Elmhurst raises their fees every May

Permit Fee	Lombard	*Addison	**Bloomingtondale	**Carol Stream	***Downers Grove	Elmhurst *	**Glen Ellyn	*Wheaton	Lombard w/5% Increase
Plan Review	\$4170.00	\$115.00	\$4350.00	***	\$567.00	\$14000.00	\$800.00	In Bidg	\$4379.00
Building	\$984.00	\$9,800.00	\$11,242.00	\$7,140.00	\$5,075.00	\$14000.00	\$4000.00	\$7500.00	\$1033.00
Electrical	\$786.00	\$300.00	\$221.00	\$224.00	\$115.00	In Bidg	In Bidg	\$1,126.00	\$825.00
Plumbing	\$745.00	\$320.00	\$446.00	\$194.00	\$405.00	In Bidg	\$50.00	\$829.00	\$782.00
HVAC	\$677.26	\$70.00	\$130.00	\$117.00	\$90.00	In Bidg	In Bidg	\$345.00	\$710.00
Driveway	\$199.08	N/A	\$40.00	\$95.00	N/A	In Bidg	\$50.00	NA	\$209.00
Construction Water	\$196.78	\$50.00	Metered	\$79.00	TBD	In Bidg	N/A	\$127.00	\$207.00
C. O.	\$100.00	\$60.00	\$75.00	\$100.00	\$75.00	In Bidg	N/A	N/C	\$105.00
TOTAL	\$7,858.12	\$10,715.00	\$16,504.00	\$7949.00	\$6327.00	\$14000.00	\$4900.00	\$9,927.00	\$8250.00
% Difference		36%	210%	.01%	-24%	178%	-60%	26%	

Screws are missing, 3 screws per pipe minimum.

This prevents moving.

Flue pipe not supported, G 2427.7.11

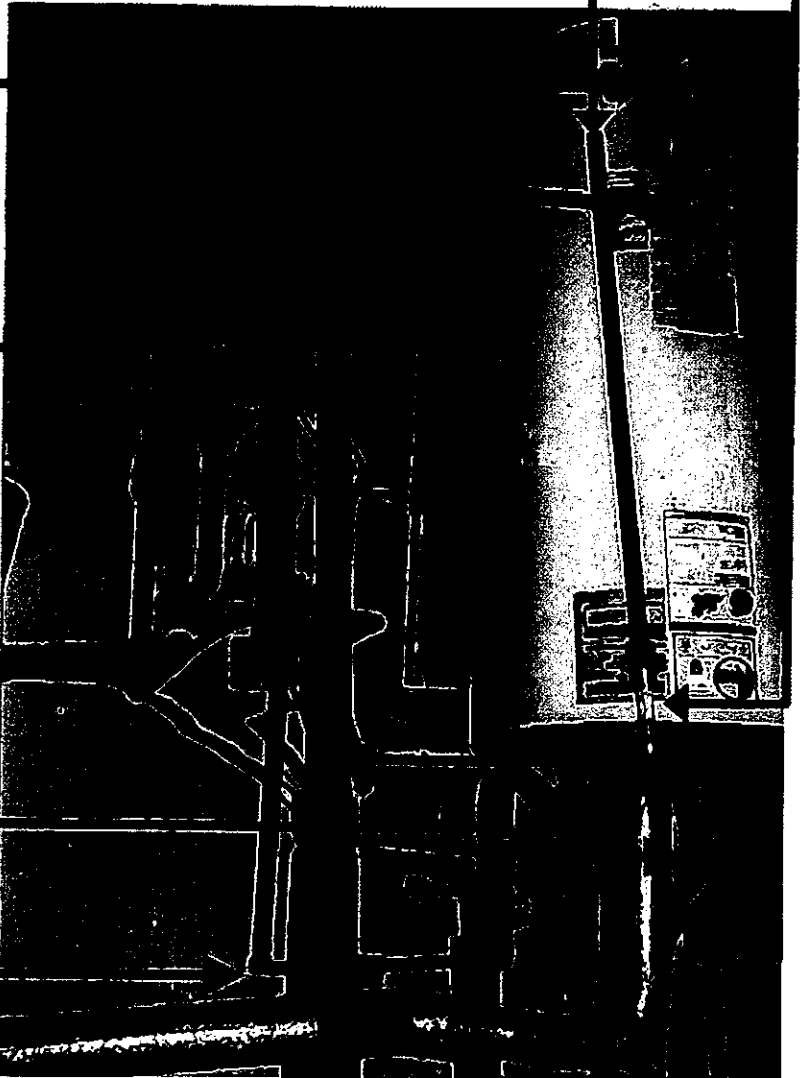
2000 I.R.C Section G 2427.10.8
Venting Requires 1/4" per foot upward slope
Improper pitch can lead to lack of drafting
to C.O. poisoning.

Backflow protection missing from boiler
section 890.1130

Flexible hose not approved
by state I.D.R.H for water pipe.

Missing dielectric union.
Pipe corroded probable leak/ dissimilar metals.

Missing inner flame roll out shield.
Flame rolling out damaging controls.



Section 890.1230 D#3 relief discharge to be metallic.

Discharge from relief valve hotter than P.V.C allowed

890.1230 Relief valve to be within 6" of floor.

Chance for burning if discharged this high.

Water heater discharge 210° at 150 PSI