



City of West Allis

Ordinance: O-2016-0058

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number: O-2016-0058

Final Action: 12/6/2016

Sponsor(s): Safety & Development Committee

An Ordinance to create subsections 13.04(50), 13.04(51), 13.06(22) and 13.33(2)(d); repeal subsection 13.075; and repeal and recreate section 13.255 of the City of West Allis Revised Municipal Code, Chapter 13, Building Code relative to revising and updating the building permit fee schedule.

The Common Council of the City of West Allis do ordain as follows:

PART I. Subsection 13.04(50) and 13.04(51) of the City of West Allis Revised Municipal Code is hereby created to read as follows:

13.04 Definitions

* * *

(50) Construction Value. Construction value means the total cost of all construction work for which a permit is issued and shall include, where applicable, structural, electrical, plumbing, mechanical, interior and exterior finishes, normal site preparation, excavation, backfilling, overhead and profit. Construction value shall not include land purchase costs. The determination of construction value shall be made on actual or current averaged costs and is subject to verification by the Building Inspector.

(51) Area Calculation. Area calculation means the entire area of all principal floors, mezzanines, basements, attics and exterior porches, decks and platforms. This shall include all areas that could be used as finished or occupied areas with future alterations. Area calculation shall exclude crawlspaces with less than seventy-six (76) inches of ceiling height and attics with less than sixty (60) inches of ceiling height and that are only accessed by a scuttle or access panel.

PART II. Subsection 13.06(20) of the City of West Allis Revised Municipal Code is hereby created to read as follows:

13.06 Permit Application and Issuance

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(22) Priority Plan Review. A priority plan review is a service that expedites the plan review time frame to three (3) business days or less after the complete submittal of all required plan review documents. The permit issuance may be held until other municipal agencies or departments have authorized permit issuance.

PART III. Subsection 13.075 of the City of West Allis Revised Municipal Code is hereby repealed.

PART IV. Section 13.255 of the City of West Allis Revised Municipal Code is hereby repealed and recreated to read as follows:

13.255 Permit Fees. Before receiving a permit as required in this Chapter, the owner or agent for the owner shall pay a fee as specified hereafter. Fees shall be assessed in accordance with the provisions of this section. For the purposes of this fee schedule, "Residential" shall mean one- and two-family dwellings and their accessory structures only, and "Commercial" shall mean all other types of construction, including multi-family buildings of three or more units, and their accessory structures.

(1) Minimum Fees and Calculations

(a) Minimum Permit Fee

1. Residential; unless otherwise stated in this fee schedule - \$60.
2. Commercial; unless otherwise stated in this fee schedule - \$75.

(b) Fees are determined by using the Construction Value or the Area Calculation, whichever is applicable. When fees for either method are provided below, the more reasonable fee will be determined by the Plan Reviewer or Building Inspector. Fees may also be determined by averaging a fee found by the Area Calculation and the fee found by the Construction Value when deemed appropriate by the Plan Reviewer or Building Inspector.

(c) All fees in this fee schedule shall be rounded up to nearest full dollar amount.

(d) Fees may be waived or modified for City owned properties or when work is performed by City employees.

(e) The Director may waive, modify or alter any permit fee as deemed appropriate to reflect actual scope of work and impact on the Department.

(2) Buildings and Structures:

(a) Residential:

1. New construction - \$0.35/sf.
2. Additions - \$0.35/sf.
3. Alterations - \$0.28/sf or \$12/\$1,000 of construction value if area cannot be calculated.
4. Manufactured Homes - \$150/each.

(b) Commercial:

1. New Construction; Office, retail, and similar - \$0.35/sf.
2. New Construction; Multi-family, condominiums, and similar - \$.40/sf.
3. New Construction; Warehouses, parking ramps, manufacturing - \$0.30/sf.
4. Alterations - \$0.28/sf or \$12/\$1,000 of construction value if area cannot be calculated.

(c) Accessory Buildings and Structures:

1. Residential - \$0.30/sf; \$200 minimum.
2. Residential Slab Only - \$100/slab.
3. Manufactured Home Roof Coverings - \$40/structure.
4. Commercial - \$0.30/sf; \$250 minimum.

(d) Pools:

1. Residential - \$100/each.
2. Commercial - \$250/each.

(e) Decks:

1. Residential:
 - a. 100 sf or less - \$75/each.
 - b. More than 100 sf - \$150/each.

2. Commercial:
 - a. 100 sf or less - \$125/each.
 - b. More than 100 sf - \$200/each.
- (f) Soil erosion control measures:
 1. Residential - \$150/lot.
 2. Commercial - \$300/lot plus \$5/1,000 sf disturbed area; \$2,000 maximum.
- (g) Restoration or Repair (Fire, Flood, Vehicular or Similar Damage) with no alterations:
 1. Residential - \$12/\$1,000 of construction value; \$100 minimum; \$500 maximum.
 2. Commercial - \$12/\$1,000 of construction value; \$150 minimum; \$5,000 maximum.
- (h) Demolition:
 1. Residential:
 - a. Interior Only - \$50/each.
 - b. Entire Building - \$250/structure; \$2,000 bond or cash deposit required per RMC 13.22(8)(a).
 - c. Accessory Building, Structure or Pool - \$50/structure.
 2. Commercial:
 - a. Interior Only - \$100/each.
 - b. Entire Building - \$200/structure plus \$0.10/sf; \$2,000 maximum; \$10,000 bond or cash deposit required per RMC 13.22(8)(a).
 - c. Accessory Building, Structure or Pool - \$50/each.
- (i) Commercial Parking Lot Repaving:
 1. 10,000 sf or less - \$100/lot.
 2. More than 10,000 sf- \$250/lot.
- (j) Commercial Reroofing or Residing - \$12/\$1,000 of construction value; \$500 maximum.
- (k) Conversion of existing building to a one- or two-family dwelling with no other work - \$150.
- (l) Temporary Buildings, Trailers, Structures (6 months or less) - \$150/structure.
- (m) Footings and Foundations Early Start Permit:
 1. Residential - \$200.
 2. Commercial - \$250.
- (3) Mechanical:
 - (a) New or replacement of HVAC units:
 1. Residential. New or Replacement Heating and Cooling Appliances (Furnaces, boilers, unit heaters, fireplaces, wood burning stoves, pellet burning appliances, air conditioners, or similar) - \$50/unit.
 2. Commercial:
 - a. New or Replacement Heating Appliances (Furnaces, boilers, unit heaters, fireplaces, air handlers, heat pumps, and similar):
 - (a) 200,000 btu input or less - \$75/unit.
 - (b) More than 200,000 btu input - \$150/unit.
 - b. New or Replacement Cooling Appliances (Air conditioners, Chillers, and similar):
 - (a) 5 ton cooling or less - \$75/unit.
 - (b) More than 5 ton cooling - \$150/unit.
 - c. Combination heating and cooling units - \$150/unit.
 - d. Permit fee may include minor ductwork associated with connecting a replacement unit to an existing duct system, or other minor ductwork at the discretion of the

Building Inspector.

- (b) Distribution Systems:
 - 1. Residential - \$2/100 sf of conditioned space; \$50 minimum.
 - 2. Commercial - \$2/100 sf of conditioned space - \$100 minimum.
- (c) Commercial Exhaust Systems:
 - 1. Kitchen Hood Exhaust System - \$175/hood; includes make-up air unit.
 - 2. Vehicle Repair or Storage Exhaust System - \$150/exhaust fan; includes make-up air unit.
 - 3. Spray Booth or Paint Mix Room Exhaust System - \$100/booth or room.
 - 4. Other Industrial Exhaust System - \$150/unit.
- (4) Plan Review:
 - (a) Residential:
 - 1. New dwelling - \$500/dwelling; includes DSPS Permit Seal.
 - 2. New manufactured home in manufactured home park - \$150/unit.
 - 3. Additions:
 - a. 150 sf or less - \$50.
 - b. More than 150 sf to 400 sf - \$100.
 - c. More than 400 sf - \$150.
 - 4. Alterations or Repairs:
 - a. 400 sf or less - \$50.
 - b. More than 400 sf to 1,000 sf - \$100.
 - c. More than 1,000 sf - \$150.
 - 5. Decks - \$50.
 - 6. Revisions to previously approved plans - \$50.
 - 7. Footings and Foundations Early Start Review - \$100.
 - (b) Commercial:
 - 1. New construction, additions and alterations; including accessory buildings:
 - a. Minor plan review as determined by Building Inspector or Plan Reviewer - \$50.
 - b. 2,500 sf or less - \$100.
 - c. More than 2,500 sf to 5,000 sf - \$200.
 - d. More than 5,000 sf to 10,000 sf - \$500.
 - e. More than 10,000 sf to 20,000 sf - \$700.
 - f. More than 20,000 sf to 30,000 sf - \$1,100.
 - g. More than 30,000 sf to 40,000 sf - \$1,400.
 - h. More than 40,000 sf to 50,000 sf - \$1,900.
 - i. More than 50,000 sf to 75,000 sf - \$2,600.
 - j. More than 75,000 sf to 100,000 sf - \$3,300.
 - k. More than 100,000 sf to 200,000 sf - \$5,400.
 - l. More than 200,000 sf to 300,000 sf - \$9,500.
 - m. More than 300,000 sf to 400,000 sf - \$14,000.
 - n. More than 400,000 sf to 500,000 sf - \$16,700.
 - o. More than 500,000 sf - \$18,000.
 - 2. Mechanical:
 - a. Minor plan review as determined by Building Inspector or Plan Reviewer - \$50.
 - b. 2,500 sf or less - \$100.
 - c. More than 2,500 sf to 5,000 sf - \$200.
 - d. More than 5,000 sf to 10,000 sf - \$300.

- e. More than 10,000 sf to 20,000 sf - \$400.
 - f. More than 20,000 sf to 30,000 sf - \$500.
 - g. More than 30,000 sf to 40,000 sf - \$800.
 - h. More than 40,000 sf to 50,000 sf - \$1,100.
 - i. More than 50,000 sf to 75,000 sf - \$1,400.
 - j. More than 75,000 sf to 100,000 sf - \$2,000.
 - k. More than 100,000 sf to 200,000 sf - \$2,600.
 - l. More than 200,000 sf to 300,000 sf - \$6,100.
 - m. More than 300,000 sf to 400,000 sf - \$8,800.
 - n. More than 400,000 sf to 500,000 sf - \$10,800.
 - o. More than 500,000 sf - \$12,100.
- 3. Decks - \$50.
 - 4. Revisions to an approved plan:
 - a. Minor Revisions - \$75.
 - b. Major Revisions - \$150.
 - 5. Lighting Plans:
 - a. 10,000 sf of lit area or less - \$75.
 - b. More than 10,000 sf of lit area to 50,000 sf of lit area - \$150.
 - c. More than 50,000 sf of lit area to 100,000 sf of lit area - \$300.
 - d. More than 100,000 sf of lit area - \$500.
 - 6. Footings and Foundations Early Start Review:
 - a. 10,000 sf or less - \$100.
 - b. More than 10,000 sf - \$250.
- (c) Priority Plan Review - Three times standard plan review fee; \$500 minimum.
 - (d) Resubmittal of Rejected Plan Review - One half of standard plan review fee.
 - (e) Plan Exam Code Consultant Fee:
 - 1. Residential - \$75/hour or portion of an hour; \$100 minimum.
 - 2. Commercial - \$100/hour or portion of an hour; \$150 minimum.
 - (f) Plan Reviewer or Building Inspector may waive or reduce any plan review fee at their discretion.
 - (g) State Building Code Petition for Variance Review - \$250 if reviewed by West Allis; \$100 to comment on State reviewed petition.
- (5) Occupancy:
 - (a) Residential Units:
 - 1. One- or Two-Family - \$50/living unit.
 - 2. Multi-Family, condominium, hotel, apartments, and similar - \$15/unit.
 - 3. Occupancy or change of owner/tenant of manufactured home - \$35.
 - 4. Temporary Occupancy - \$100/building.
 - 5. Home Business Occupancy Permit - \$50.
 - (b) Business Occupancy:
 - 1. New or Alteration to Existing Business.
 - a. 1,000 sf or less - \$150.
 - b. More than 1,000 sf to 2,500 sf - \$250.
 - c. More than 2,500 sf to 10,000 sf - \$400.
 - d. More than 10,000 sf - \$600.
 - 2. Amendment to Existing Occupancy Permit (no inspection) - \$75.
 - 3. Replacement of Business Occupancy Certificate - \$20.

4. Conditional Occupancy Permit - \$100.
 5. Extension of Conditional Occupancy Permit - \$50/extension.
 6. Occupying Business Without Permit - Triple Permit Fee.
 7. Temporary Occupancy Permit - \$100.
 8. Cancellation of a Business Occupancy more than 24 hours prior to the scheduled inspection appointment - Fees in excess of \$50 may be refunded.
- (6) Signs:
- (a) Permanent Wall or Monument Signs:
 1. 50 sf or less - \$50.
 2. More than 50 sf to 100 sf - \$100.
 3. More than 100 sf to 200 sf - \$150.
 4. More than 200 sf - \$200.
 - (b) Canopies or Awnings - \$75/canopy or awning; \$225 maximum per building.
 - (c) Temporary Sign - \$50.
 - (d) Sandwich Board Sign - \$100 annual fee.
 - (e) Annual Maintenance Inspection Fee.
 1. Signs, canopies, awnings or similar projecting into City right-of-way - \$50/year.
 2. Billboards - \$80/year.
 3. Late maintenance inspection payments - Triple permit fee.
- (7) Special or Additional Fees and Charges:
- (a) After Hours Inspections - \$200/inspector/hour.
 - (b) Re-inspection Fee - \$100/inspection.
 - (c) Failure to Call for Inspection - \$100/inspection first offence; \$250/inspection second or more offence.
 - (d) Work started prior to permit issuance - Three times permit fee, \$300 minimum.
 - (e) Inspection of Work Prior to Issuance of Permit - \$200/inspector.
 - (f) Written Report for Building or Zoning Inquiry:
 1. Residentially Zoned Parcel - \$100/parcel.
 2. Commercially Zoned Parcel - \$200/parcel.
 - (g) Replacement Inspection Record Card - \$10/card.
 - (h) Address Frames and Numbers:
 1. Frame with numbers - \$10/set.
 2. Numbers Only - \$2/number.
 3. Frame Only - \$5/frame.
 - (i) Moving Building Across Public Way - \$500/structure.
 - (j) Board of Appeals Variance Request - \$150.
 - (k) Permit Refund:
 1. Work Not Started - Fees in excess of \$150 or half of permit fee, whichever is greater.
 2. Work Started - Refund amount will be determined by Director based on amount of work done by staff, and inspections performed.
 - (l) Posting Property:
 1. Nuisance Abandoned Building Posting - \$317/parcel.
 2. All Other Postings - \$200/parcel.

PART V. Subsection 13.33(2)(d) of the City of West Allis Revised Municipal Code is hereby created to read as follows:

13.33 Certificates of Occupancy:

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(2) Nonresidential. No building, structure, lot or premises may be occupied until a Business Occupancy Permit shall have been issued, unless as otherwise provided under this section.

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(d) A permit fee may be forfeited if the appointment is not cancelled 24 hours prior to the scheduled inspection appointment time, if the applicant or their representative is not present at the inspection, or if the building is not open for inspection. The applicant may be required to reapply and a new application fee may be assessed.

PART VI. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.


PART VII. This ordinance shall take effect and be in force from and after January 1, 2017.

PASSED 12/6/2016

APPROVED 12/9/16



Monica Schultz, City Clerk



Dan Devine, Mayor