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City of West Allis

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7525 W. Greenfield Ave. West Allis, WI 53214

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Matter Summary

File Number	Title		Status			
O-2007-0048	B Ordinance		In Comm	ittee		
	Ordinance to repeal an Code relative to building		13.255 of the C	City of West Al	lis Revised Munic	cipal
	Introduced: 12/4/2007		Controllin	ng Body: Safety	& Development Co	ommittee
			Sponsor(s	s): Safety & Dev	velopment Committe	ee
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CTION	IN SECONDEN	Barczak	V			
ATE:		Czaplewski				
		Dobrowski				
2/18/07 _		Kopplin				
		Lajsic	/ `			
		Narlock				
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City of West Allis

7525 W. Greenfield Ave. West Allis, WI 53214

Ordinance

File Number: 0-2007-0048

Final Action:

Sponsor(s): Safety & Development Committee

Ordinance to repeal and recreate Section 13.255 of the West Allis Revised Municipal Code relative to building permit fees.

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

PART I. Subsection 13.255 of the City of West Allis Revised Municipal Code is hereby repealed and recreated to read as follows: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. The fee determination may be adjusted for a combination of listed fees to insure the fee is reasonable for the work being plan reviewed, permitted and inspected.

- (1) Definitions.
 - (a) Valuation. The determination of valuation in this section shall be made by the Building Inspector on the basis of actual or current averaged cost. The term valuation shall mean the total cost of all construction work for which the permit is issued and shall include, where applicable, structural, electrical, plumbing, mechanical, interior and exterior finishes, normal site preparation including excavation and back-filling, overhead, and profit. Land costs are not included.
 - (b) Square Footage. For fee computation purposes, square footage means the entire area of all principal floors, mezzanines, basements, attics and exterior porches, decks and platforms. Square footage includes all areas that, with future alterations, could be used as finished (habitable or occupiable) areas. It excludes basement crawlspaces (ceiling heights less than 76 inches) and attic areas accessed only by a scuttle or access panel or having a ceiling height of less than 60 inches.
- (2) Building Permits associated with one and two family residential use properties and mobile homes:
 - (a) New Construction and Additions

	1. Residential – UDC & Other	\$.40/sq. ft.
	2. New manufactured homes in mobile home parks	\$100.00/ea.
(b)	Alteration, Remodel, Repair	\$.25/sq. ft.
(c)	Alterations and repairs where sq. ft. cannot be calculated	\$ 15.00/\$1,000
		of Valuation
(d)	Permit to start construction of footings and foundations	\$ 150.00/ea.
(e)	Accessory structures including attached garages, detached garages,	, sheds, gazebos, etc.
	1. Less than 151 sq. ft.	no permit required
	2. Greater than 151 sq. ft.	\$.30/sq. ft.

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(f)	Slab only permit for garage or accessory structure	\$ 75.00/ea.
	Pools – in ground/above ground	\$ 75.00/ea.
	Decks, stoops, replacing existing porches, etc. (includes plan revi	
()	1. 50 sq. ft. or less	.no permit required
	2. 51 sq. ft. to 100 sq. ft.	\$ 75.00/ea.
	3. Greater than 100 sq. ft.	\$ 150.00/ea.
(i)	Fence	\$ 20.00/ea.
	Wreck, raze or demolition.	
0)	(The building inspector may waive the fee if the building is unde	r a condemnation order or if
	a permit is issued to construct a new garage or accessory building	
	demolition permit.)	5 in conjunction with the
	1. Interior demolition prior to issuing a building permit for	
	remodeling or alteration work	\$ 50.00/ea.
	2. Garage or accessory structure	\$ 20.00/ea.
	 All other, per building or structure. 	\$ 50.00 Plus
	Also, a \$2,000 bond or cash deposit is required to insure the	\$.05/sq. ft \$500
	riso, a \$2,000 bond of easil deposit is required to insure the	Max.
	removal of all buildings, structures, slabs, water wells, etc., a	
	the installation of erosion controls. Bond may be released w	
	vegetation is in place to control dust and soil erosion from th	
(\mathbf{k})	Soil erosion for new construction and grading/filling of other lots	
(\mathbf{k})	Air conditioning, heating, incinerator units, wood or gas burning	
(1)	appliances, and other	
	1. Air conditioning or heating appliances, including	\$ 45.00/unit
	associated mechanical work	· · · · · · · · · · · · · · · · · · ·
	2. Alteration to air or heating distribution systems	\$ 1.50/100 sq. ft.
		of conditioned area
		\$40.00/Min.
	3. HVAC affidavit building permit for replacement of a	\$ 25.00/Residential Unit
	furnace and/or air conditioner – no inspection required	•
(m	Plan Review*	
	1. New construction - includes Department of Commerce UDC	
	energy review & permit seal.	\$750.00
	2. New manufactured home in mobile home park	\$150.00
	3. Additions	
	Less than 101 sq. ft.	\$ 50.00
	101 sq. ft. or more	\$100.00
	4. Alterations and Remodeling	
	- Minor Alterations	\$ 30.00
	- Major Alterations	\$ 75.00
	* The building inspector may waive a plan review fee.	
(n)	Occupancy permit.	
	1. New construction, per unit	\$ 25.00/ea.
	2. Temporary building occupancy.	\$ 50.00/ea.
	3. Temporary building occupancy when final grading and	\$ 50.00 plus
	vegetation to prevent soil erosion are not completed	. \$ 500.00 returnable
		upon completion of
		yard improvements
	4. Home Business Occupancy Permit	\$ 25.00/ea.
	5. Replacement Occupancy Permit	\$ 5.00/ea.
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	(o) Mobile/Manufactured Homes	
	1. New units	See fees for new dwellings
	Existing – Change of owner/tenant	\$ 30.00/unit
	3. Permits for sheds, decks, awnings	\$ 50.00/ea.
	(p) Minimum permit fee (unless specifically listed otherwise	in this
	subsection)	\$ 75.00
	Minor work, no inspection	\$ 40.00
	(q) Fire damage repair	
	Minor repair	\$ 75.00
	Major repair	\$ 150.00
	(r) Conversion of 1 to 2 family or 2 to 1 family	\$ 100.00
	(s) Average fee for permit - the fee may be averaged betwee	en flat fee and sq. ft. cost.
(3)	uilding permits for multi-family (3 units or more), condomini	ums, commercial,
	anufacturing/industrial, and institutional use properties:	
	(a) New construction & additions	
	1. Multi-family (3 units or more) condominiums, townl	
	2. Warehouse, cold storage, parking ramp, etc.	\$.20/sq. ft.
	3. All other manufacturing/industrial	\$.30/sq. ft.
	4. Average of sq. ft. cost may be used for unusual struc	
	(b) Alterations, remodel or repair	\$.25/sq. ft.
		- or average using valuation fee
	(c) Alteration and repairs where square footage cannot be ca	
		aluation - or average using sq. ft. cost
	(d) Permit to start construction of footings and foundations	\$ 200.00/ea.
	(e) Accessory structures	\$.30/sq. ft.
	(f) Wreck, raze or demolition	1
	(fee may be waived if building or structure is under a cor	
	1. Interior demolition prior to issuance of a building per	
	5	nor\$ 75.00 jor\$ 150.00
	2. Each building or structure	5015 150.00 \$ 60.00 plus \$ 05/sg. ft
	Also, a \$5,000 bond or cash deposit is required to ins	sure \$ 500 Max.
	insure removal of all buildings, structures, slabs, wat	
	and installation of erosion controls. Bond may be re	
	vegetation is in place to control dust and soil erosion	
	The Plan Commission required landscape/screening	
	accepted in lieu of this bond.	bond may be
	(g) Soil erosion, grading, or filling	\$300.00/lot plus
	(permit/fee may be waived for minor activities)	\$5/1,000 sq.ft. of lot
	(F)	area disturbed, \$2,000 Max.
	(h) Heating units, new and replacement, including but not lin	
	furnaces, boilers, incinerating stokers, space heaters,	· · ·
	plus solar heating systems and fireplace units.	Plus \$15.00/ea. 50,000 BTU
	1 01	or fraction thereof
		\$750.00 Max. per unit
	(i) Air Conditioning units and chillers, new and replacement	
	associated mechanical equipment and ductwork	5 tons or 60,000 BTU's
		plus \$15.00/Ton or
		12,000 BTU's or fraction
		thereof - \$750.00 Max/unit
	(j) Comm,/Ind. exhaust hoods and exhaust systems, spray be	ooths, etc \$ 100.00/unit

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(k) Heating and air conditioning distribution systems	. \$ 1.50/100 sq. ft. of conditioned area, \$75.00/Min.
(1) Plan Review*	φ <i>15</i> .00/10π.
1. Plan review of new construction, addition, alteration	
- Minor Review	\$ 50.00
- Up to 1,000 sq. ft.	\$100.00
- 1,001 to 5,000.sq. ft.	\$250.00
- 5,001 to 20,000.sq. ft.	\$400.00
- greater than 20,000 sq. ft.	\$500.00
greater mail 20,000 sq. It.	
2. Accessory building	\$100.00
3. Heating, ventilation, and air conditioning	
- State Dept. of Commerce approved plan	\$ 75.00
- City initiated plan review	
- Minor	\$ 50.00
- up to 5,000.sq. ft.	\$ 75.00
- 5,001 to 20,000.sq. ft.	\$150.00
- greater than 20,000 sq. ft.	\$250.00
4. Revisions to an approved plan	\$250.00
- Minor	\$ 75.00
- Major	\$150.00
* The plan review fee may be waived by the reviewer.	\$150.00
(m) Occupancy Permit	
1. Multi-family, condominiums, initial & replacement	\$ 10.00/unit
 Non-residential uses, initial & replacement 	\$ 25.00/unit
	\$ 25.00/unit
3. Business Occupancy Permit	\$ 75.00
Less than 1,000 sq. ft.	\$ 75.00 \$ 150.00
1,001 to 2,500 sq. ft.	\$ 150.00
2,501 to 10,000 sq. ft.	\$ 250.00
more than 10,001 sq. ft.	\$ 500.00
The fee may be forfeited if the scheduled inspection is not cancelle	
the day of the scheduled inspection or missed by the applicant. A	re-scheduling fee
of \$50.00 may be assessed.	\$ 5 00/
4. Replacement or copy of Business Occupancy Permit	\$ 5.00/ea.
(n) Minimum permit fee unless specifically listed otherwise in this sub	
	\$ 75.00
Minor work, no inspection	\$ 40.00
(o) Inspection Fee	£ 75 00/
1. 1^{st} Reinspection – payable prior to inspection	\$ 75.00/insp.
2. 2 nd and additional reinspections	\$ 75.00/insp.
3. Failure to call for inspection – payable prior to inspection	\$150.00/insp.
Signs.	
(a) Permanent signs (The fee is calculated for the sign or individual	\$.50/sq. ft.
signs conveying a single/continuous sign/message)	\$70.00/Minimum Fee
(b) Canopies, awnings, etc., with or without signage	\$ 70.00/each
 (c) Inspection fee of internally illuminated electrical signs (d) Shan an its impraction of internally illuminated electrical signs 	\$ 50.00/insp.
(d) Shop or site inspection of internally illuminated electrical signs	\$ 100.00/insp.
(e) Replacement fee for sign permit tag or plate	\$ 10.00/each
(f) Banner sign	\$ 40.00/sign

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	(g) Sandwich board, construction and other temporary signs	\$ 50.00/sign
	(h) Annual maintenance inspection fee.	¢ solooisign
	1. For sign, awning, canopy, etc., projecting into the	
	City right-of-way	\$ 40.00/sign
	2. Off-premise billboard sign	\$ 80.00/sign
	3. Annual maintenance inspection fee is due and shall be paid by	
	March 15 th of each year following installation.	
	4. The fee is \$100.00 for each sign where the initial fee is not paid	1
	annually by March 15th.	
(5)	Special Inspections	• • • • • • • •
	(a) Inspection request for non-working hours (overtime)	\$ 75.00/hr.
	to be paid prior to inspection.(b) Investigation inspection required whenever any work for which a p	\$ 150.00/min.
	required by this code has commenced or work concealed without in	ennit
	and/or obtaining said permit. Fee to be paid prior to inspection	\$ 150.00
(6)	Written report request in response to a building, electrical, plumbing, o	
	(a) 1 or 2 family use properties	\$100.00/premises
	(b) All other uses	\$ 250.00/report
		•
(7)	Replacement of inspection record card	\$ 10.00/card
(8)	Address frames, numbers, letters.	¢10.00/
	(a) Frame with numbers/letters	\$10.00/set
	(b) Numbers or letters	\$1.00/ea.
(9)	Temporary buildings, structures, trailers	\$100.00/year
(2)		
(10)	Moving Buildings over public way.	
	(a) Permit fee	\$500.00
	(b) \$10,000 bond to insure completion of building and site improveme	nts for
	buildings moved from and/or to a site in the City of West Allis.	
(11)	Work started hefere remait has been issued	Trinle Domait Dee
(11)	Work started before permit has been issued	Triple Permit Fee \$225.00 Minimum
		\$225.00 Willindin
(12)	Appeals	
. ,	(a) Variance to Property Maintenance Code Appeals Board	\$ 25.00
	(b) Variance to Board of Appeals	\$ 125.00
(13)	A service charge of \$20.00 will be assessed for fees paid by check and	returned
	for non-payment. This fee is in addition to other City fees.	
(14)	For City property normality fore any unived when the work is norf-	hu Citu
(14)	For City property permits, fees are waived when the work is performed Laborers. The Director may waive fees for other contracted City work	
	permits. The Director may reduce or waive fees for other than City work	1 0
	permits. The Director may reduce of warve rees for other than City wo	ik permits.
(15)	Renewal of Permit. Upon written request, filed not later than 45 days a	fter a
	permit has been revoked or expired, the fee is 50% of the original fee.	
1000 100		
(16)	Permit Refund. Excepting plan review, initiation, or special fees, that p	
	excess of \$100.00 is eligible to be refunded to the permit holder for wo	rk not yet
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started if a request is made in writing. The request shall be made within 120 days of the issuance of the permit. Requests received after 120 days may be referred to the Common Council.

- (17) Priority Plan Review. The fee for a priority plan review, which expedites completion of the plan review for building permit issuance in less than the normal processing time after the plan submission is complete and the plan is considered ready for review shall be five (5) times the plan review fee specified. Review will be completed in three (3) business days or less. The permit issuance may be held until other municipal agencies have authorized issuance.
- (18) Plan Examination Rejection. Plans that contain substantial errors or omissions may be rejected. A second submission and plan examination fee may be required for re-examination of a plan that has been rejected.
- (19) Plan Examination Code Consultant.

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- (a) The fee for code consultation regarding the Uniform Dwelling Code shall be \$75 per hour or fraction thereof, \$75.00 min.
- (b) The fee for code consultation regarding the Wisconsin Enrolled Commercial Building Code shall be \$150 per hour or fraction thereof, \$75.00 min.
- (20) State Modification Petition. The fee for processing a petition for an appeal or variance to the Wisconsin Department of Commerce shall be \$100.
- (21) Posting. The fee for posting upon a premises any notice, order, or placard pursuant to Section 66.0413, Wisconsin Statutes, shall be \$100. The posting fee shall be assessed and collected as a special tax against the real estate upon which the notice, order, or placard was posted and shall be a lien upon the said real estate.

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

PART III. This ordinance shall take effect and be in force on _

PASSED

APPROVED

Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

Jeannette Bell, Mayor

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City of West Allis

Ordinance

File Number: O-2007-0048

Final Action:

Sponsor(s): Safety & Development Committee

Ordinance to repeal and recreate Section 13.255 of the City of West Allis Revised Municipal Code relative to building permit fees.

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

PART I. Subsection 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. The fee determination may be adjusted for a combination of listed fees to insure the fee is reasonable for the work being plan reviewed, permitted and inspected.

(1) Definitions.

(a) Valuation. The determination of valuation in this section shall be made by the Building Inspector on the basis of actual or current averaged cost. The term valuation shall mean the total cost of all construction work for which the permit is issued and shall include, where applicable, structural, electrical, plumbing, mechanical, interior and exterior finishes, normal site preparation including excavation and back-filling, overhead, and profit. Land costs are not included.

(b) Square Footage. For fee computation purposes, square footage means the entire area of all principal floors, mezzanines, basements, attics and exterior porches, decks and platforms. Square footage includes all areas that, with future alterations, could be used as finished (habitable or occupiable) areas. It excludes basement crawlspaces (ceiling heights less than 76 inches) and attic areas accessed only by a scuttle or access panel or having a ceiling height of less than 60 inches.

(2) Building Permits associated with one and two family residential use properties and mobile homes:

 (a) New Construction and Additions 1. Residential – UDC & Other 2. New manufactured homes in mobile home parks 	\$.35/sq. ft. \$100.00/ea.
(b) Alteration, Remodel, Repair	\$25/sq. ft.
(c) Alterations and repairs where sq. ft. cannot be calculated	\$15.00/\$1,000 of Valuation

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(d) Permit to start construction of footings and foundations	\$ 150.00/ea.
 (e) Accessory structures including attached garages, detached garages, sheds, gazebos, etc. (includes plan review) 1. Less than 151 sq. ft. 2. Greater than 151 sq. ft. 	no permit required\$.30/sq. ft.
(f) Slab only permit for garage or accessory structure	\$ 75.00/ea.
(g) Pools – in ground/above ground	\$75.00/ea.
 (h) Decks, stoops, porches, replacing existing porches, etc. (includes pla 1. 25 sq. ft. or less 2. 26 sq. ft. to 100 sq. ft. 3. Greater than 100 sq. ft. 	an review) .no permit required \$ 50.00/ea. \$ 100.00/ea.
(i) Fence	\$ 20.00/ea.
 (j) Wreck, raze or demolition. (The building inspector may waive the fee if the building is under a a permit is issued to construct a new garage or accessory buildin demolition permit.) 1. Interior demolition prior to issuing a building permit for remodeling or alteration work 2. Garage or accessory structure 3. All other, per building or structure. Also, a \$2,000 bond or cash deposit is required to insure the removal of all buildings, structures, slabs, water wells, etc., ar the installation of erosion controls. Bond may be released when executing is placed and position for the provided of the provide	g in conjunction with the \$ 50.00/ea. \$ 20.00/ea. \$ 50.00 Plus \$.05/sq. ft \$500 Max. ad en
vegetation is in place to control dust and soil erosion from the(k) Soil erosion for new construction and grading/filling of other lots	
 Air conditioning, heating, incinerator units, wood or gas burning appliances, and other Air conditioning or heating appliances, including associated mechanical work Alteration to air or heating distribution systems of conditioned area 	\$ 45.00/unit .\$ 1.50/100 sq. ft. \$40.00/Min. 25.00/Residential Unit
 (m) Plan Review* New construction – includes Department of Commerce UDC energy review & permit seal. New manufactured home in mobile home park (includes UDC s Additions 150 sq. ft. or less 151 sq. ft. or more Alterations and Remodeling Minor 	\$750.00 eal) .\$150.00 \$50.00 \$100.00 \$30.00

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	b. All Other5. Foundation/Footing early start* The building inspector may waive a plan review fee.	\$ 75.00 \$100.00
(n)	 Occupancy permit. New construction, per unit Temporary building occupancy. Temporary building occupancy when final grading and vegetation to prevent soil erosion are not completed 	upon completion of yard improvements
	 Home Business Occupancy Permit Replacement Occupancy Permit 	\$ 25.00/ea. \$ 5.00/ea.
(0)	Mobile/Manufactured HomesSe1.New units2.Existing – Change of owner/tenant3.Permits for sheds & attached accessory structures4.Deck & roof coverings	e fees for new dwellings \$ 30.00/unit \$ 30.00/ea. \$ 45.00/permit
(p)	Minimum permit fee (unless specifically listed otherwise in this subMinor workAll Other	section) \$ 40.00 \$ 75.00
(q)	Fire damage repair 1. Minor repair 2. All Other	\$ 75.00 \$ 150.00
(r)	Conversion of 1 to 2 family or 2 to 1 family	\$ 100.00
(s)	Average fee for permit – the fee may be averaged between flat fee a	and sq. ft. cost.
	ling permits for multi-family (3 units or more), condominiums, comr ing/industrial, and institutional use properties:	nercial,
(a)	 New construction & additions Multi-family (3 units or more) condominiums, townhouses, e Office, retail and similar Warehouse, cold storage, parking ramp, etc. All other manufacturing/industrial Average of sq. ft. cost may be used for unusual structures or b Permit to start construction of footing/foundation 	\$.35/sq. ft. \$.20/sq. ft. \$.30/sq. ft.
(b)	Alterations, remodel or repair - or average using valuation fee	\$.25/sq. ft.
(c)	Alteration and repairs where square footage cannot be calculated valuation - or average using sq. ft. cost	\$ 15.00/\$1,000 of
(d)	Commercial Fence. No permit is required if fence is included on a Commission approved plan, otherwise	Plan \$ 50.00/ea.

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(e) Accessory structures	\$.30/sq. ft.			
(f) Wreck, raze or demolition (fee may be waived if building or structure is under a condemnation order)				
 Interior demolition prior to issuance of a building permit for a. Minor b. All other Each building or structure	\$ 75.00 \$ 150.00 . \$ 60.00 plus \$.05/sq. ft. \$ 500 Max. etc.,			
vegetation is in place to control dust and soil erosion from the The Plan Commission required landscape/screening bond may accepted in lieu of this bond.	site.			
(g) Soil erosion, grading, or filling (permit/fee may be waived for minor activities)	\$300.00/lot plus \$5/1,000 sq.ft. of lot area disturbed, \$2,000 Max.			
 (h) Heating units, new and replacement, including but not limited to; furnaces, boilers, incinerating stokers, space heaters, heat pumps, solar heating systems and fireplace units. 	. \$ 75.00/Unit up to 200,000 BTU's, Plus \$15.00/ea. 50,000 BTU or fraction thereof \$750.00 Max. per unit			
 (i) Air Conditioning units and chillers, new and replacement and associated mechanical equipment and ductwork 	. \$ 75.00/Unit up to 5 tons or 60,000 BTU's plus \$15.00/Ton or 12,000 BTU's or fraction thereof - \$750.00 Max/unit			
(j) Comm/Ind. exhaust hoods and exhaust systems, spray booths, etc	\$ 100.00/unit			
(k) Heating and air conditioning distribution systems	\$ 1.50/100 sq. ft. of conditioned area, \$75.00/Min.			
(1) Plan Review*				
1. Plan review of new construction, addition, alteration or other				
a. Minor Review	\$ 50.00			
b. Up to 1,000 sq. ft.	\$100.00			
 c. 1,001 to 5,000.sq. ft. d. 5,001 to 20,000.sq. ft. 	\$250.00 \$400.00			
d. 5,001 to 20,000.sq. ft.e. greater than 20,000 sq. ft.	\$500.00			
2. Accessory building	\$ 100.00			
3. Heating, ventilation, and air conditioning	oner 2006 för lander förstanderstatigtigt för			
a. Minor	\$ 50.00			
b. Up to 5,000 sq. ft.	\$ 75.00			
c. 5,001 to 20,000 sq. ft.	\$ 150.00			
d. Greater than 20,000 sq. ft.	\$ 250.00			

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4. Revisions to an approved plan	
a. Minor	\$ 75.00
b. All Other	\$ 150.00
5. Footing/Foundation early start	
a. Less than 2500 sq. ft.	\$ 100.00
b. Greater than 2500 sq. ft.	\$ 200.00
* The plan review fee may be waived by the reviewer.	
(m) Occupancy Permit	
1. Multi-family, condominiums, initial & replacement	\$ 10.00/unit
2. Business Occupancy Permit	
a. Less than 1,000 sq. ft.	\$ 75.00
b. 1,001 to 2,500 sq. ft.	\$ 150.00
c. 2,501 to 10,000 sq. ft.	\$ 250.00
d. more than 10,001 sq. ft.	\$ 500.00
The fee may be forfeited if the scheduled inspection Is not	
cancelled by 9 A.M. the day of the scheduled inspection or	
by the applicant. A rescheduling fee of \$50.00 may be asse	essed.
3. Replacement or copy of Business Occupancy Permit	\$ 5.00/ea.
(n) Minimum permit fee unless specifically listed otherwise in this	
1. Minor Work	\$ 50.00
2. All Other	\$ 100.00
 (o) Inspection Fee 1. 1st Reinspection – payable prior to inspection 2. 2nd & additional reinspections - payable prior to inspection 3. Failure to call for inspection – payable prior to inspection 	
Signs.	
 (a) Permanent signs (The fee is calculated for the sign or individu signs conveying a single/continuous sign/message) 	al
1. Less than 50 sq. ft.	\$ 50.00
2. 50 to 200 sq. ft.	\$ 100.00
3. More than 200 sq. ft.	\$ 200.00
(b) Canopies, awnings, etc., with or without signage	\$ 75.00/each
(c) Inspection fee of internally illuminated electrical signs	\$ 50.00/insp.
(d) Shop or site inspection of internally illuminated electrical signs	s \$ 150.00/insp.
(e) Replacement fee for sign permit tag or plate	\$ 10.00/each
(f) Banner, construction or other temporary sign	\$ 30.00/sign
(g) Sandwich board – per sign	\$ 75.00/per yr.
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(h) Annual maintenance inspection fee (fee notice to be sent by Feb. 1st each year).
1. For sign, awning, canopy, etc., projecting into the

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	 City right-of-way Off-premise billboard sign Annual maintenance inspection fee is due and shall be paid by March 15th of each year following installation. The fee is \$100.00 for each sign where the initial fee is not paid annually by March 15th. 	\$ 40.00/sign \$ 80.00/sign
(5)	Special Inspections	
	(a) Inspection request for non-working hours (overtime) to be paid prior to inspection 2 hour minimum	\$ 75.00/hr.
	(b) Special inspection required whenever any work for which a permit required by this code has commenced or work concealed without in and/or obtaining said permit. Fee to be paid prior to inspection	spection \$ 150.00
(6)	Written report request in response to a building, electrical, plumbing, or	r zoning inquiry.
	(a) 1 or 2 family use properties	\$ 100.00/premises
	(b) All other uses	\$ 250.00/report
(7)	Replacement of inspection record card	\$ 10.00/card
(8)	Address frames, numbers, letters.	
	(a) Frame with numbers/letters	\$10.00/set
	(b) Numbers or letters	\$2.00/ea.
	(c) Frame	\$2.50/ea.
(9)	Temporary buildings, structures, trailers	\$100.00/year
(10)	Moving Buildings over public way.	
	(a) Permit fee	\$500.00
	(b) \$10,000 bond to insure completion of building and site improvement buildings moved from and/or to a site in the City of West Allis.	nts for
(11)	Work started before permit has been issued	Triple Permit Fee \$ 225.00 Minimum
(12)	Appeals	
	(a) Variance to Property Maintenance Code Appeals Board	\$ 25.00
	(b) Variance to Board of Appeals	\$ 125.00

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(13) A service charge of \$20.00 will be assessed for fees paid by check and returned for non-payment. This fee is in addition to other City fees.

(14) For City property permits, fees are waived when the work is performed by City Laborers. The Director may waive fees for other contracted City work requiring permits. The Director may reduce or waive fees for other than City work permits.

(15) Renewal of Permit. Upon written request, filed not later than 60 days after a permit has been revoked or expired, the fee is 50% of the original fee. After 60 days the permit may not be renewed and shall be processed as a new permit.

(16) Permit Refund. Excepting plan review, initiation, or special fees, that portion in excess of \$100.00 is eligible to be refunded to the permit holder for work not yet started if a request is made in writing. The request shall be made within 120 days of the issuance of the permit. Requests received after 120 days may be referred to the Common Council.

(17) Priority Plan Review. The fee for a priority plan review, which expedites completion of the plan review for building permit issuance in less than the normal processing time after the plan submission is complete and the plan is considered ready for review shall be five (5) times the plan review fee specified. Review will be completed in three (3) business days or less. For footing/foundation priority review, the review fee is two times the plan review fee. The permit issuance may be held until other municipal agencies have authorized issuance.

(18) Plan Examination Rejection. Plans that contain substantial errors or omissions may be rejected. A second submission and plan examination fee may be required for re-examination of a plan that has been rejected.

(19) Plan Examination Code Consultant.

- (a) The fee for code consultation regarding the Uniform Dwelling Code shall be \$75 per hour, one hour minimum
- (b) The fee for code consultation regarding the Wisconsin Enrolled Commercial Building Code shall be \$100.00 per hour, one hour minimum.

(20) State Modification Petition. The fee for processing a petition for an appeal or variance to the Wisconsin Department of Commerce shall be \$100.

(21) Posting. The fee for posting upon a premises any notice, order, or placard pursuant to Section 66.0413, Wisconsin Statutes, shall be \$200. The posting fee shall be assessed and collected as a special tax against the real estate upon which the notice, order, or placard was posted and shall be a lien upon the said real estate.

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

PART III. This ordinance shall take effect and be in force on March 1, 2008.

O-2007-0048 Page 8 of 8

PASSED AS AMENDED Dec 18,2007

Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

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APPROVED AS AMENDED DEC 1 9 2007

eanne Jeannette Bell, Mayor

Ordinance No.

INFORMATTE

By: Safety & Development

Ordinance to repeal and recreate Section 13.255 of the City of West Allis Revised Municipal Code relative to building permit fees.

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

PART I. Subsection 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. The fee determination may be adjusted for a combination of listed fees to insure the fee is reasonable for the work being plan reviewed, permitted and inspected.

(1) Definitions.

(a) Valuation. The determination of valuation in this section shall be made by the Building Inspector on the basis of actual or current averaged cost. The term valuation shall mean the total cost of all construction work for which the permit is issued and shall include, where applicable, structural, electrical, plumbing, mechanical, interior and exterior finishes, normal site preparation including excavation and back-filling, overhead, and profit. Land costs are not included.

(b) Square Footage. For fee computation purposes, square footage means the entire area of all principal floors, mezzanines, basements, attics and exterior porches, decks and platforms. Square footage includes all areas that, with future alterations, could be used as finished (habitable or occupiable) areas. It excludes basement crawlspaces (ceiling heights less than 76 inches) and attic areas accessed only by a scuttle or access panel or having a ceiling height of less than 60 inches.

(2) Building Permits associated with one and two family residential use properties and mobile homes:

(a) New Construction and Additions	
1. Residential – UDC & Other	\$.35/sq. ft.
2. New manufactured homes in mobile home parks	\$100.00/ea.
(b) Alteration, Remodel, Repair	\$.25/sq. ft.
(c) Alterations and repairs where sq. ft. cannot be calculated	\$15.00/\$1,000 of Valuation
(d) Permit to start construction of footings and foundations	\$ 150.00/ea.
(e) Accessory structures including attached garages, detached garages,	
sheds, gazebos, etc. (includes plan review)	
1. Less than 151 sq. ft.	no permit required
2. Greater than 151 sq. ft.	\$.30/sq. ft.
(f) Slab only permit for garage or accessory structure	\$ 75.00/ea.
(g) Pools – in ground/above ground	\$.75.00/ea.
(h) Decks, stoops, porches, replacing existing porches, etc. (includes pla	an review)
1. 25 sq. ft. or less	.no permit required
2. 26 sq. ft. to 100 sq. ft.	\$ 50.00/ea.
3. Greater than 100 sq. ft.	\$ 100.00/ea.
(i) Fence	\$ 20.00/ea.

(j) Wreck, raze or demolition.

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(The building inspector may waive the fee if the building is under a condemnation order or if a permit is issued to construct a new garage or accessory building in conjunction with the demolition permit.)

1. Interior demolition prior to issuing a building permit for	and the demonstration permit.
	\$ 50.00/ea.
remodeling or alteration work	
2. Garage or accessory structure	\$ 20.00/ea.
3. All other, per building or structure.	\$ 50.00 Plus
Also, a \$2,000 bond or cash deposit is required to insure the	\$.05/sq. ft \$500 Max.
removal of all buildings, structures, slabs, water wells, etc., a	
the installation of erosion controls. Bond may be released wh	nen
vegetation is in place to control dust and soil erosion from the	e site.
(k) Soil erosion for new construction and grading/filling of other lots	\$ 150.00/lot
(1) Air conditioning, heating, incinerator units, wood or gas burning	
appliances, and other	
1. Air conditioning or heating appliances, including associated mechanical work	\$ 45.00/unit
2. Alteration to air or heating distribution systems	\$ 1.50/100 sq. ft.
C	conditioned area \$40.00/Min.
	25.00/Residential Unit
	25.00/Residential Offic
furnace and/or air conditioner – no inspection required (m) Plan Review*	
1. New construction – includes Department of Commerce UDC	\$750.00
energy review & permit seal.	\$750.00
2. New manufactured home in mobile home park (includes UDC	\$150.00
seal)	
3. Additions	
a. 150 sq. ft. or less	\$ 50.00
b. 151 sq. ft. or more	\$100.00
4. Alterations and Remodeling	
a. Minor	\$ 30.00
b. All Other	\$ 75.00
5. Foundation/Footing early start	\$100.00
* The building inspector may waive a plan review fee.	
(n) Occupancy permit.	
1. New construction, per unit	\$ 25.00/ea.
2. Temporary building occupancy.	\$ 50.00/ea.
3. Temporary building occupancy when final grading and	\$ 50.00 plus
vegetation to prevent soil erosion are not completed	\$ 500.00 returnable
	upon completion of
	yard improvements
4. Home Business Occupancy Permit	\$ 25.00/ea.
5. Replacement Occupancy Permit	\$ 5.00/ea.
(o) Mobile/Manufactured Homes	
1. New units	See fees for new dwellings
2. Existing - Change of owner/tenant	\$ 30.00/unit
3. Permits for sheds & attached accessory structures	\$ 30.00/ea.
4. Deck & roof coverings	\$ 45.00/permit
(p) Minimum permit fee (unless specifically listed otherwise in this	· · · · · · · · · · · · · · · · · · ·
subsection)	
1. Minor work	\$ 40.00
2. All Other	\$ 75.00
(q) Fire damage repair	
1. Minor repair	\$ 75.00
2. All Other	\$ 150.00
(r) Conversion of 1 to 2 family or 2 to 1 family	\$ 100.00
(s) Average fee for permit – the fee may be averaged between flat fee a	
(s) Average ree for permit – the ree may be averaged between hat ree a	una 5q. 11. 0051.

(3) Building permits for multi-family (3 units or more), condominiums, commercial, manufacturing/industrial, and institutional use properties:

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	ional use properties:	
(a)	New construction & additions	
	1. Multi-family (3 units or more) condominiums, townhouses,	etc \$.35/sq. ft.
	2. Office, retail and similar	\$.35/sq. ft.
	3. Warehouse, cold storage, parking ramp, etc.	\$.20/sq. ft.
	4. All other manufacturing/industrial	\$.30/sq. ft.
(1)		-
(b)		\$.25/sq. ft.
(c)		. \$15.00/\$1,000 of valuation
(d)		Plan
(u)		
(α)		
		÷
(1)		
	alterations or remodeling	
	a. Minor	\$ 75.00
	b. All other	\$ 150.00
	2. Each building or structure.	\$ 60.00 plus \$.05/sq. ft.
		ay be
		**
(g)		
	(permit/fee may be waived for minor activities)	
		disturbed, \$2,000 Max.
(h)	Heating units, new and replacement, including but not limited to;	. \$ 75.00/Unit up to
fur	naces, boilers, incinerating stokers, space heaters, heat pumps,	200,000 BTU's, plus
sol	ar heating systems and fireplace units.	Plus \$15.00/ea. 50,000 BTU
(*)		1
	e	*
ass	ociated mechanical equipment and ductwork	
	 5. Average of sq. ft. cost may be used for unusual structures or buildings 6. Permit to start construction of footing/foundation\$200.00/permit (b) Alterations, remodel or repair\$.25/sq. ft. - or average using valuation fee (c) Alteration and repairs where square footage cannot be calculated\$ 15.00/\$1,000 of valuation - or average using sq. ft. cost (d) Commercial Fence. No permit is required if fence is included on a Plan Commission approved plan, otherwise\$ 50.00/ea. (e) Accessory structures\$ 50.00/ea. (f) Wreck, raze or demolition (fee may be waived if building or structure is under a condemnation order) 1. Interior demolition prior to issuance of a building permit for alterations or remodeling a. Minor\$ 75.00 b. All other	
		12,000 BTU's or fraction
		thereof - \$750.00 Max/unit
(i)	Comm,/Ind. exhaust hoods and exhaust systems, spray booths, etc	\$ 100.00/unit
()		•
(1)	Plan Review*	
(1)		
		\$ 50.00
	2. Accessory building	\$ 100.00

		i î		
	3. H	eating, ventilation, and air conditioning		
		Minor	\$	50.00
	b.	Up to 5,000 sq. ft.	\$	
		5,001 to 20,000 sq. ft.	\$	
		Greater than 20,000 sq. ft.	\$ 2	
		evisions to an approved plan	1 1 1 1 1 1	
		Minor	\$	75.00
		All Other	\$	
		poting/Foundation early start		
		Less than 2500 sq. ft.	\$	100.00
		Greater than 2500 sq. ft.	\$ 2	
		plan review fee may be waived by the reviewer.		200100
(m)		pancy Permit		
()		lulti-family, condominiums, initial & replacement	\$	10.00/unit
		usiness Occupancy Permit		
		Less than 1,000 sq. ft.	\$	75.00
		1,001 to 2,500 sq. ft.	\$	
		2,501 to 10,000 sq. ft.	\$ 2	
		more than $10,001$ sq. ft.	\$:	
		he fee may be forfeited if the scheduled inspection Is not cance		
		e day of the scheduled inspection or missed by the applicant.		
		50.00 may be assessed.	1 i resente	during ree of
		eplacement or copy of Business Occupancy Permit	\$:	5.00/ea
(n)		num permit fee unless specifically listed otherwise in this subs		0.00/ca.
(11)		Minor Work	\$	50.00
		All Other	\$	
(0)		ction Fee		100.00
(0)		^t Reinspection – payable prior to inspection	\$	75.00/insp.
	2. 2^{r}	^d & additional reinspections - payable prior to inspection	· · · \$	100.00/insp
		ailure to call for inspection – payable prior to inspection		150.00/insp.
Sig				ie one of mopt
		anent signs (The fee is calculated for the sign or individual		
		conveying a single/continuous sign/message)		
		ess than 50 sq. ft.	\$	50.00
		0 to 200 sq. ft.	\$	
		lore than 200 sq. ft.	\$ 2	
(b)		bies, awnings, etc., with or without signage		75.00/each
		ction fee of internally illuminated electrical signs		50.00/insp.
		or site inspection of internally illuminated electrical signs		150.00/insp.
	•	cement fee for sign permit tag or plate		10.00/each
	-	er, construction or other temporary sign	\$	30.00/sign
(g)	Sandy	vich board – per sign	\$	75.00/per yr.
		al maintenance inspection fee (fee notice to be sent by Feb. 1st		
		or sign, awning, canopy, etc., projecting into the		
		ity right-of-way	\$ 4	40.00/sign
	2. O	ff-premise billboard sign	\$ 8	80.00/sign
	3. A	nnual maintenance inspection fee is due and shall be paid by	March	
		15 th of each year following installation.		
	4. TI	he fee is \$100.00 for each sign where the initial fee is not paid		
	ar	nnually by March 15th.		
Spe	cial In	spections		
(a)	Inspec	ction request for non-working hours (overtime)		
	to be j	paid prior to inspection 2 hour minimum	\$ 7	75.00/hr.
(b)		al inspection required whenever any work for which a permit		
	-	ed by this code has commenced or work concealed without ins		
	and/or	obtaining said permit. Fee to be paid prior to inspection	\$ 1	150.00

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(5)

(6)*	Written report request in response to a building, electrical, plumbing, or (a) 1 or 2 family use properties	C 1 V
		\$ 100.00/premises
	(b) All other uses	\$ 250.00/report
(7)	Replacement of inspection record card	\$ 10.00/card
(8)	Address frames, numbers, letters.	
	(a) Frame with numbers/letters	\$10.00/set
	(b) Numbers or letters	\$2.00/ea.
10.20	(c) Frame	\$2.50/ea.
(9)	Temporary buildings, structures, trailers	\$100.00/year
(10)	Moving Buildings over public way.	
	(a) Permit fee	\$500.00
	 (b) \$10,000 bond to insure completion of building and site improvement buildings moved from and/or to a site in the City of West Allis. 	
(11)	Work started before permit has been issued	Triple Permit Fee \$ 225.00 Minimum
(12)	Appeals	
100 E 1	(a) Variance to Property Maintenance Code Appeals Board	\$ 25.00
	(b) Variance to Board of Appeals	\$ 125.00
	(b) variance to board of Appears	\$ 125.00

(13) A service charge of \$20.00 will be assessed for fees paid by check and returned for non-payment. This fee is in addition to other City fees.

- (14) For City property permits, fees are waived when the work is performed by City Laborers. The Director may waive fees for other contracted City work requiring permits. The Director may reduce or waive fees for other than City work permits.
- (15) Renewal of Permit. Upon written request, filed not later than 60 days after a permit has been revoked or expired, the fee is 50% of the original fee. After 60 days the permit may not be renewed and shall be processed as a new permit.
- (16) Permit Refund. Excepting plan review, initiation, or special fees, that portion in excess of \$100.00 is eligible to be refunded to the permit holder for work not yet started if a request is made in writing. The request shall be made within 120 days of the issuance of the permit. Requests received after 120 days may be referred to the Common Council.
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- (19) Plan Examination Code Consultant.
 - (a) The fee for code consultation regarding the Uniform Dwelling Code shall be \$75 per hour, one hour minimum
 - (b) The fee for code consultation regarding the Wisconsin Enrolled Commercial Building Code shall be \$100.00 per hour, one hour minimum.

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- (21) Posting. The fee for posting upon a premises any notice, order, or placard pursuant to Section 66.0413, Wisconsin Statutes, shall be \$200. The posting fee shall be assessed and collected as a special tax against the real estate upon which the notice, order, or placard was posted and shall be a lien upon the said real estate.
- PART II. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.
- PART III. This ordinance shall take effect and be in force on March 1, 2008.

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Passed	/
	(As Amended)
Paul Ziehler	r, City Admin. Officer
Clerk/Treas	
Approved _	
	(As Amended)
/	
Jeannette B	ell, Mayor