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City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
O-2007-0048	Ordinance	In Committee
Ordinance to repeal and recreate Section 13.255 of the City of West Allis Revised Municipal Code relative to building permit fees.		
Introduced: 12/4/2007		Controlling Body: Safety & Development Committee
Sponsor(s): Safety & Development Committee		

COMMITTEE RECOMMENDATION

Pass

(as amended)

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>12/12/07</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski				
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin				
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock				
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

[Signature]

Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

Passed (as amended)

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>DEC 18 2007</u>	<input type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dobrowski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>10</u>			



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Ordinance

File Number: O-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.

- (f) Slab only permit for garage or accessory structure . . . \$ 75.00/ea.
- (g) Pools – in ground/above ground . . . \$ 75.00/ea.
- (h) Decks, stoops, replacing existing porches, etc. (includes plan review)
 - 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.
- (j) Wreck, raze or demolition.

(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 remodeling or alteration work . . . \$ 50.00/ea.
 - 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 removal of all buildings, structures, slabs, water wells, etc., and the installation of erosion controls. Bond may be released when vegetation is in place to control dust and soil erosion from the site. \$.05/sq. ft. - \$500 Max.
- (k) Soil erosion for new construction and grading/filling of other lots . . . \$ 150.00/lot
- (l) 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. of conditioned area \$40.00/Min.
 - 3. HVAC affidavit building permit for replacement of a furnace and/or air conditioner – no inspection required \$ 25.00/Residential Unit
- (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 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, 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 between flat fee and sq. ft. cost.
- (3) Building permits for multi-family (3 units or more), condominiums, commercial, manufacturing/industrial, and institutional use properties:
 - (a) New construction & additions
 - 1. Multi-family (3 units or more) condominiums, townhouses, etc. . . . \$.35/sq. ft.
 - 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 structures or buildings
 - (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) Permit to start construction of footings and foundations . . . \$ 200.00/ea.
 - (e) Accessory structures . . . \$.30/sq. ft.
 - (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
 - Minor . . . \$ 75.00
 - Major . . . \$ 150.00
 - 2. Each building or structure. \$ 60.00 plus \$.05/sq. ft.
Also, a \$5,000 bond or cash deposit is required to insure
insure removal of all buildings, structures, slabs, water wells, etc.,
and installation of erosion controls. Bond may be released when
vegetation is in place to control dust and soil erosion from the site.
The Plan Commission required landscape/screening bond may be
accepted in lieu of this bond. \$ 500 Max.
 - (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
area disturbed, \$2,000 Max.
 - (h) Heating units, new and replacement, including but not limited to;. \$ 75.00/Unit up to
furnaces, boilers, incinerating stokers, space heaters, heat pumps, 200,000 BTU's,
plus solar heating systems and fireplace units. 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.

(l) Plan Review*

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
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
 - Minor . . . \$ 75.00
 - Major . . . \$150.00

* The plan review fee may be waived by the reviewer.

(m) Occupancy Permit

1. Multi-family, condominiums, initial & replacement . . . \$ 10.00/unit
2. Non-residential uses, initial & replacement . . . \$ 25.00/unit
3. Business Occupancy Permit
 - Less than 1,000 sq. ft. . . . \$ 75.00
 - 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 cancelled by 9 A.M.
 the day of the scheduled inspection or missed by the applicant. A re-scheduling fee
 of \$50.00 may be assessed.

4. Replacement or copy of Business Occupancy Permit . . . \$ 5.00/ea.

(n) Minimum permit fee unless specifically listed otherwise in this subsection

- . . . \$ 75.00
- Minor work, no inspection . . . \$ 40.00

(o) Inspection Fee

1. 1st Reinspection – payable prior to inspection . . . \$ 75.00/insp.
2. 2nd and additional reinspections . . . \$ 75.00/insp.
3. Failure to call for inspection – payable prior to inspection . . . \$150.00/insp.

(4) 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 . . . \$ 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

- (g) Sandwich board, construction and other temporary signs \$ 50.00/sign
- (h) Annual maintenance inspection fee.
 - 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 15th of each year following installation.
 - 4. The fee is \$100.00 for each sign where the initial fee is not paid annually by March 15th.
- (5) Special Inspections
 - (a) Inspection request for non-working hours (overtime) . . . \$ 75.00/hr.
to be paid prior to inspection. \$ 150.00/min.
 - (b) Investigation inspection required whenever any work for which a permit required by this code has commenced or work concealed without inspection 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, or 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 . . . \$1.00/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 improvements for 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
 - (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 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 45 days after a permit has been revoked or expired, the fee is 50% of the original fee.
- (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. 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 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



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

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 | . . . \$.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 plan 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.
(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 remodeling or alteration work . . . \$ 50.00/ea.
 - 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 removal of all buildings, structures, slabs, water wells, etc., and the installation of erosion controls. Bond may be released when vegetation is in place to control dust and soil erosion from the site. \$.05/sq. ft. - \$500 Max.

- (k) Soil erosion for new construction and grading/filling of other lots . . . \$ 150.00/lot

- (l) 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 of conditioned area . \$ 1.50/100 sq. ft. \$40.00/Min.
 - 3. HVAC affidavit building permit for replacement of a furnace and/or air conditioner – no inspection required \$ 25.00/Residential Unit

- (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 (includes UDC seal) \$150.00
 - 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 vegetation to prevent soil erosion are not completed . . . \$ 50.00 plus \$ 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 and sq. ft. cost.

(3) Building permits for multi-family (3 units or more), condominiums, commercial, manufacturing/industrial, and institutional 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.
- 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 . . . \$.30/sq. ft.

- (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 . . . \$ 150.00
 - 2. Each building or structure. \$ 60.00 plus \$.05/sq. ft.
Also, a \$5,000 bond or cash deposit is required to insure \$ 500 Max.
insure removal of all buildings, structures, slabs, water wells, etc.,
and installation of erosion controls. Bond may be released when
vegetation is in place to control dust and soil erosion from the site.
The Plan Commission required landscape/screening bond may be
accepted in lieu of this bond.

- (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
area disturbed, \$2,000 Max.

- (h) Heating units, new and replacement, including but not limited to; . \$ 75.00/Unit up to
furnaces, boilers, incinerating stokers, space heaters, heat pumps, 200,000 BTU's,
solar heating systems and fireplace units. 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 . \$ 75.00/Unit up to
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 booths, etc. . . . \$ 100.00/unit

- (k) Heating and air conditioning distribution systems . . \$ 1.50/100 sq. ft.
of conditioned area,
\$75.00/Min.

- (l) 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. . . . \$250.00
 - d. 5,001 to 20,000.sq. ft. . . . \$400.00
 - e. greater than 20,000 sq. ft. . . . \$500.00
 - 2. Accessory building . . . \$ 100.00
 - 3. Heating, ventilation, and air conditioning
 - 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

- 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 missed by the applicant. A rescheduling fee of \$50.00 may be assessed.

- 3. Replacement or copy of Business Occupancy Permit \$ 5.00/ea.

(n) Minimum permit fee unless specifically listed otherwise in this subsection

- 1. Minor Work . . . \$ 50.00
- 2. All Other . . . \$ 100.00

(o) Inspection Fee

- 1. 1st Reinspection – payable prior to inspection . . . \$ 75.00/insp.
- 2. 2nd & additional reinspections - payable prior to inspection . . . \$ 100.00/insp.
- 3. Failure to call for inspection – payable prior to inspection . . . \$ 150.00/insp.

(4) Signs.

(a) Permanent signs (The fee is calculated for the sign or individual signs conveying a single/continuous sign/message)

- 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 . . . \$ 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.

(h) Annual maintenance inspection fee (fee notice to be sent by Feb. 1st each year).

- 1. For sign, awning, canopy, etc., projecting into the

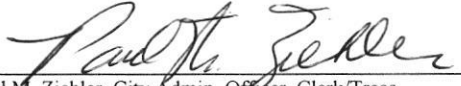
- City right-of-way . . . \$ 40.00/sign
 - 2. Off-premise billboard sign . . . \$ 80.00/sign
 - 3. Annual maintenance inspection fee is due and shall be paid by March 15th of each year following installation.
 - 4. The fee is \$100.00 for each sign where the initial fee is not paid annually by March 15th.
- (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 inspection 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, or 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 improvements for 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
- (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 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.

PASSED AS AMENDED Dec. 18, 2007



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

APPROVED AS AMENDED DEC 19 2007



Jeannette Bell, Mayor

UNFORMATTED

(As Amended)

Ordinance No. _____

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 plan 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.
 (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 remodeling or alteration work . . . \$ 50.00/ea.
 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 removal of all buildings, structures, slabs, water wells, etc., and the installation of erosion controls. Bond may be released when vegetation is in place to control dust and soil erosion from the site. \$.05/sq. ft. - \$500 Max.
- (k) Soil erosion for new construction and grading/filling of other lots . . . \$ 150.00/lot
- (l) 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. of conditioned area \$40.00/Min.
 3. HVAC affidavit building permit for replacement of a furnace and/or air conditioner – no inspection required \$ 25.00/Residential Unit
- (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 (includes UDC seal) . . . \$150.00
 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 vegetation to prevent soil erosion are not completed . . . \$ 50.00 plus \$ 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 and sq. ft. cost.

(3) Building permits for multi-family (3 units or more), condominiums, commercial, manufacturing/industrial, and institutional 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.
 - 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 . . . \$.30/sq. ft.
- (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 . . . \$ 150.00
 - 2. Each building or structure. \$ 60.00 plus \$.05/sq. ft.
Also, a \$5,000 bond or cash deposit is required to insure \$ 500 Max.
insure removal of all buildings, structures, slabs, water wells, etc.,
and installation of erosion controls. Bond may be released when
vegetation is in place to control dust and soil erosion from the site.
The Plan Commission required landscape/screening bond may be
accepted in lieu of this bond.
- (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 area
disturbed, \$2,000 Max.
- (h) Heating units, new and replacement, including but not limited to; . \$ 75.00/Unit up to
furnaces, boilers, incinerating stokers, space heaters, heat pumps, 200,000 BTU's, plus
solar heating systems and fireplace units. 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 . \$ 75.00/Unit up to
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 booths, etc. . . . \$ 100.00/unit
- (k) Heating and air conditioning distribution systems . . \$ 1.50/100 sq. ft.
of conditioned area,
. . . \$75.00/Min.
- (l) 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. . . . \$250.00
 - d. 5,001 to 20,000.sq. ft. . . . \$400.00
 - e. greater than 20,000 sq. ft. . . . \$500.00
 - 2. Accessory building . . . \$ 100.00

3. Heating, ventilation, and air conditioning
 - 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
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 missed by the applicant. A rescheduling fee of \$50.00 may be assessed.

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 - (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.

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

Passed _____
(As Amended)

Paul Ziehler, City Admin. Officer
Clerk/Treasurer

Approved _____
(As Amended)

Jeannette Bell, Mayor