

CURRENT

# R. Mark Inspections

3497 Weldon Ct.  
Sturgeon Bay, WI. 54235  
920-824-5054  
cell-920-609-7598

## Town of Washington

### Building Permit Fees

Building permits for structure, HVAC, plumbing, electric, soil erosion and energy are:

Single Family (site built);

- Homes up to 1499 sq. ft. .... \$736.00
- 1500--1999 sq. ft. .... \$836.00
- 2000--3000 sq. ft. .... \$939.00
- 3001 sq. ft. and up ..... \$936.00 plus \$.10 cents a square foot over 3000sq. Ft.
- Duplexes add \$100.00 to above fees
- Hotels, Motels and Condos ..... \$486.00 per unit

Commercial Buildings and additions;

- Up to 2499 sq. ft. .... \$.15 per sq. ft. + \$93.00 for ferry fees
- 2500 sq. ft. and up ..... \$375.00 + \$.10 for each add'l sq. ft. + \$93.00 for ferry fees

Accessory Buildings (Garages, storage sheds, etc.)

- up to 600 sq. ft. .... \$92.00
- over 600 sq. ft. .... \$.06 per sq. ft. + \$62.00 for ferry fees

Agricultural buildings ..... \$30.00

Electrical Inspection fee (meter/service) ..... \$76.00

Modulars, Residential alterations, additions and remodeling;

- up to \$5000.00 ..... \$100.00 + \$93.00 for ferry fees
- \$5001.00 to \$40,000.00 ..... \$100.00 + \$5.00 per thousand + \$93.00 for ferry fees
- \$40,001 and up ..... \$315.00 + \$1.00 per thousand + \$93.00 for ferry fees

**Failure to obtain permit before start of construction ..... double permit fee**

Reinspections ..... \$76.00

Additional inspections ..... \$60.00 per hour + \$31.00 for ferry fees

Checks made payable to → "R. Mark Inspections" ←

Mail check and forms to: R. Mark Inspections  
3497 Weldon Ct.  
Sturgeon Bay, WI. 54235



## CONTRACT FOR SERVICES

As the Town of Washington Island requires professional building inspection services to meet the needs of its residences and business, Inspection Specialists, a Wisconsin Limited Liability Company, proposes to provide building inspection services to the Town of Washington Island for such inspection services.

In response, the parties agree as follows.

1. Inspection Specialists will provide a building inspector, duly licensed and certified in the State of Wisconsin, to the Town of Washington Island, whose duties include building and mechanical field inspections, necessary services related to contacts with residents, business owners and municipal representatives, and all associated tasks necessary to meet the Town of Washington Island building inspection needs.
2. Each building inspector shall be certified in the categories in which they are inspecting, which may include any or all of the following: UDC Construction, HVAC, Electrical, Plumbing, Commercial Construction, Commercial Plumbing and Commercial Electrical as defined in COMM 5 of the Wisconsin Administrative Code.
3. Inspection Specialists will provide the following:
  - A. Inspector(s) salary
  - B. Field communication equipment
  - C. Vehicle or mileage/allowance for the inspectors
  - D. Supplemental systems and support and administrative coordination
  - E. Regular municipal office availability for meeting the public
  - F. Backup inspector(s) as necessary to complete building inspections
  - G. Wisconsin license fees for Inspection Specialists and inspectors
  - H. Certificate of insurance showing all coverage for general liability and errors and omissions.
4. Either party may terminate this Agreement after three (3) year from the date this agreement is signed or effective for cause, with sixty (60) day written notice. Any notice by Inspection Specialists will be sent to the municipal clerk. Any notice to Inspection Specialist will be sent to Inspection Specialists P.O. Box 22 Brussels, WI 54204.
5. Inspection Specialists agrees to indemnify the Town of Washington Island, its officials, employees and agents from and against any and all claims, suits, demands or causes of action, arising out of any act or omission of Inspection Specialists, and causing injury to any person or persons or property, (whomsoever and whatsoever or arising from Inspection Specialists negligence). Correspondingly, the Town of Washington Island agrees to

indemnify Inspection Specialists, its members, managers, employees and agents from and against any and all claims, suits, demands or causes of action, arising out of any act or omission of the Town of Washington Island, and causing injury to any person or persons or property, (whomsoever and whatsoever or arising from the negligence of the Town of Washington Island, its employees or officials). Each party hereto agrees to carry comprehensive general liability insurance and to provide each other with evidence of such coverage upon request.

6. The Town of Washington Island agrees to pay Inspection Specialist the sum equal to 90% of the permit fees as collected by Inspection Specialists and/or the Town of Washington Island. These fees will be based on the attached fee schedule, and any subsequent changes, as mutually agreed upon by the Town of Washington Island and Inspection Specialists. All permit fees will be turned over to the Town of Washington Island as directed. The Town of Washington Island will be invoiced for all permits issued and services rendered by Inspection Specialists.
  
7. Inspection Specialists will perform property maintenance, complaint inspections and inspections for matters for which no permit fee is generated, at the direction of an authorized municipal official and forward those reports to the appropriate person(s) with the findings. The Town of Washington Island will compensate Inspection Specialists for any activities and meetings related to the duties noted herein where a permit fee is not generated, at the rate of \$60 per hour for all such duties and meetings performed.
  
8. Inspection Specialists agrees to provide these services beginning the date of this document authentication as evidenced by signatures and date or as mutually agreeable.

\_\_\_\_\_  
**Brett Guilette, Building Inspector**  
**Inspection Specialists**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**Town Chairman**  
acknowledged and accepted

**Title**

\_\_\_\_\_  
**DATE**

Service to begin on: **Date** \_\_\_\_\_

**FEE SCHEDULE**  
**Town of Washington Island**

**A. RESIDENTIAL - 1 & 2 Family**

1. New Structure 1 & 2 Family Homes:

Fees include building, electric, plumbing, HVAC and erosion.

0 - 1499 sq. ft.	\$850.00
1500 – 1999 sq. ft.	\$1000.00
2000 – 2499 sq. ft.	\$1100.00
2500 – 3000 sq. ft.	\$1150.00
Over 3000 sq. ft.	\$1150.00 + \$.10 per sq. ft.

Manufactured Dwellings (modulars) \$500.00 + any additions or garage per #3

2. State Seal: \$40.00

3. \$280 added to each permit for trip charge for ferry.( Max. 7 trips)  
( \$40 per trip for any trips over 7)

**D.MISCELLANEOUS**

- |  |                     |
|--|---------------------|
| 1. Re-inspection fee   | \$30.00             |
| 2. Failure to call for inspection                                  | \$30.00             |
| 3. Double fees are due if work is started before permit is issued. |                     |
| 4. Extension to permit (permits are valid for 24 months)           | 25% of original fee |
| 5. Razing permit   | \$50.00             |

PROPOSAL  
#2



**Independent Inspections, Ltd.**

W241 S4135 Pine Hollow Court  
Waukesha, WI 53189

**CONTRACT FOR SERVICES**

**WHEREAS**, the Town of Washington Island, Door County, Wisconsin (Municipality) requires high quality professional 1 & 2 family building and mechanical inspection services sensitive to community needs, and,

**WHEREAS**, Independent Inspections, Ltd., a Wisconsin Corporation (Agency), proposes to provide inspection services for the Municipality including inspectors and meeting the Municipality's needs for such inspection services,

**NOW THEREFORE**, the parties agree as follows:

1. The Agency will provide for the Municipality inspectors whose duties shall include 1 & 2 family building and mechanical field inspections, necessary services related to contacts with residents and Municipal Officials, and all associated tasks necessary to meet the inspection needs of the Municipality. Zoning Administration for the Town is provided by the Town and/or Door County.
2. The Inspectors shall be certified in UDC Construction, HVAC, Electrical and Plumbing as defined in COMM 5 of the Wisconsin Administrative Code.
3. The Agency shall provide:
  - A. Salary of the inspectors
  - B. Field communication equipment
  - C. Vehicle or mileage/allowance for the inspectors
  - D. Supplemental systems and support and administrative coordination
  - E. A staff of specialists available to assist in building code enforcement activities and available for backup inspection purposes when the primary inspector is unavailable.
  - F. Wisconsin license fees for the Agency and inspectors
  - G. Certificate of insurance showing all coverages with a minimum of \$2 million of general liability and \$1 million of errors and omissions coverage.
4. During the term of this Agreement, and for a period of 12 months after termination of this Agreement, the Municipality shall not negotiate with, employ/hire any inspector/employee who provided inspection services of twenty-five (25) inspections or more during the twelve (12) month period prior to termination of employment with Agency and who is employed with the Agency at the termination of this Agreement to provide Building, Electric, Plumbing or HVAC inspection services. The Municipality shall not negotiate with, employ/hire any

Phone 262-544-8280  
Waukesha Office

Phone 1-800-422-5220  
www.independentinspections.com

Fax 262-544-8299  
Waukesha Office

*Agel Tom*  
*Kuran*  
*Made*

262-544-8292  
17  
8280 ext. 231

inspector/employee for at least 12 months after termination of the employee's employment with the Agency who provided inspection services of twenty-five (25) inspections or more during the twelve (12) month period prior to termination of employment with Agency and who was employed by the Agency during the term of this Agreement. The term "employ/ hire" shall extend to the above referenced inspector/employee forming a corporation, partnership, limited liability company, other business entity, working for a competing company or by working as an in-house building inspector/employee for the Municipality. The rights and obligations under this paragraph shall survive any expiration or earlier termination of this Contract.

5. Either the Municipality or the Agency may terminate this Contract after one year of the date of this Contract upon 60 days written notice to the other party of the intention to terminate. At the end of the termination notice, any permits received prior to the last day shall have the fees paid to the Agency as provided in the contract and the inspections relating to those fees shall be performed by the Agency. Permits received after the last day shall be the responsibility of the Municipality and no payment shall be made to the Agency for those permits. Any notice to the Municipality shall be sent to the Municipal authority directly in charge of inspection procedures. Any notice to the Agency shall be sent to Independent Inspections, Ltd., W241 S4135 Pine Hollow Court, Waukesha, WI 53189.
6. The Agency is the exclusive provider of the services listed, described and provided by this Contract for the entire area of the Municipality during the term of this Contract. Any other provider of 1 & 2 family building, HVAC, electrical, plumbing, mechanical plan reviews and inspection services to the Municipality during the term of this Contract will be considered a violation of this Agreement and the Municipality shall pay the Agency the fees for all permit applications submitted for the duration of the contract as prescribed herein.
7. The Agency agrees to indemnify the Municipality, its employees and agents from and against any and all claims, suits, demands or causes of action, arising out of any act or omission of the Agency, and causing injury to any person or persons or property, whomsoever and whatsoever. Correspondingly, the Municipality agrees to indemnify, the Agency its employees and agents from and against any and all claims, suits, demands or causes of action, arising out of any act or omission of the Municipality, and causing injury to any person or persons or property, whomsoever and whatsoever. Each party hereto agrees to carry comprehensive general liability insurance and to provide each other with evidence of such coverage upon request.
8. The Municipality agrees to pay the Agency the sum equal to 90% of the permit fees as collected by the Agency (excludes Ferry Trip Fee). These fees shall be based on the attached exhibit 1. All permit fees shall be turned over to the Municipality as directed. The estimated number of inspection visits will be predetermined based on the permit type. A \$100 per inspection "Ferry Trip Fee" will be charged directly to the permit recipient, which will cover the ferry fee and ferry travel time.
9. The Municipality shall compensate the Agency for any travel time and meetings related to the duties noted herein at the rate of \$45.00 per hour for all such duties, travel time and meetings performed during the business hours of 8:00 a.m. to 5:00 p.m. with a minimum charge of two hours per inspection/meeting. The Municipality shall compensate the Agency for all such duties, travel time and meetings occurring other than normal business hours at the rate of \$61.00 for each hour including travel time for meetings with a

minimum charge of two hours per inspection trip or meeting. No additional time shall be compensated by the Municipality unless approved by the Municipality.

10. The Agency shall provide a statement for services rendered, and a recap of permits issued for each month. The Municipality shall compensate the Agency by the 15th of the month following the period services were rendered.
11. The Agency agrees to provide these services commencing the date of this document authentication as evidenced by signatures and date.
12. If any provision of this Agreement is held to be invalid or unenforceable for any reason, this Agreement shall remain in full force and effect in accordance with its terms, disregarding such unenforceable or invalid provision.
13. This Agreement contains the entire understanding of the parties as to the matters contained herein, and it shall not be altered, amended or modified except by a writing executed by the duly authorized agents of both the Municipality and the Agency.

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**Thomas DeLacy, President**  
**INDEPENDENT INSPECTIONS, LTD. (AGENCY)**

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**DATE**

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**Joel Gunnlaugsson, Town Chairman**  
**TOWN OF WASHINGTON ISLAND (MUNICIPALITY)**  
acknowledged and accepted

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**DATE**

## Fee Schedule

Rates effective TBD

Residential 1 & 2 Family	Fee	Minimum
New Dwelling/Addition	\$ .12 per sq ft all floor area	\$150.00
Erosion Control	\$100.00 (New) \$75.00 (Addition)	
Remodel	\$7.00 per thousand of valuation	\$50.00
Occupancy Permit	\$40.00 per dwelling unit	
Temporary Occupancy Permit	\$50.00	
Pools (separate elec permit required)	\$50.00	
Early Start (footings and foundations)	\$100.00	
<b>Plumbing</b>		
New Bldg/Addition	\$35.00 base plus \$.04 per sq ft all areas	\$40.00
Alteration	\$35.00 base plus \$.04 per sq ft alteration area	\$40.00
Replacement & Misc Items	\$10.00 per thousand of plumb. project valuation	\$40.00
<b>Electrical</b>		
New Bldg/Addition	\$35.00 base plus \$.04 per sq ft all areas	\$40.00
Alteration	\$35.00 base plus \$.04 per sq ft alteration area	\$40.00
Replacement & Misc Items	\$10.00 per thousand of Elec. project valuation	\$40.00
<b>HVAC</b>		
New Bldg/Addition	\$35.00 base plus \$.04 per sq ft all areas	\$40.00
Alteration	\$35.00 base plus \$.04 per sq ft alteration area	\$40.00
Replacement & Misc Items	\$10.00 per thousand of HVAC project valuation	\$40.00
<b>Other</b>		
		\$40.00
<b>Miscellaneous</b>		
	Fee	Minimum
Re-inspection Fee – each occurrence	\$50.00	
Failure to Call for Inspection – each occurrence	\$50.00	
Double Fees are due if work is started before the permit is issued.		
<b>Ferry Trip</b>	Excluded from fee split	\$100.00 per inspection trip

EXAMPLE OF TOTAL COST FOR 1500 FE<sup>2</sup> HOUSE:

①  $.12 \times 1500 = \$180.00$  = BASE COST  
 ②  $.04 \times 1500 = \$60.00$  = PLUMBING + 35<sup>00</sup> Base  
 ③  $.04 \times 1500 = \$60.00$  = ELECTRICAL + 35<sup>00</sup> Base  
 ④  $.04 \times 1500 = \$60.00$  = HVAC + 35<sup>00</sup> Base  
 ⑤  $\$100.00$  = EROSION CONTROL FEE RATE  
     $\$40.00$  = Occupancy Permit  
 ⑥  $\$605.00$  Total +  $\$700.00$  Fee  
     Ferry Costs  
     =  $\$1305.00$  minimum

# WASHINGTON ISLAND RECREATION CENTER

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Post Office Box 68 – Washington Island, Wisconsin 54246

June 4, 2014

Dear Joel Gunnlaugsson,

The Washington Island Mosling Recreation Center hired Reuben Woodruff as receptionist at the Rec Center. Reuben will work 10 to 15 hours at the pay of \$10.00 per hour. Reuben will start working at the Rec towards the end of June.

Thank you,

  
Daniel Nerenhausen

Recreation Center Committee President

## **Accepting Applications Immediately**

The Town of Washington seeks an individual to join the TEAM in the Town Office.

### **Qualifications:**

Experience in general office work such as typing, computer operations and filing

Good language skills, written and verbal

Ability to meet and deal with public in an efficient and friendly manner

Bookkeeping and accounting skills (Familiarity with Business Works & Carmody helpful)

Work week: - Not to exceed twelve hours in a week. Hours are flexible.

Starting Wage: Wages are commensurate with experience.

Start Date: Immediately.

Applications will be accepted immediately following this posting and position will be filled immediately upon selection of the most qualified applicant. Please send resume or completed Town of Washington job application to the Town Office, attn: Valerie Carpenter, P. O. Box 220, Washington Island, WI 54246 or you can stop in at the Town Office and pick up an application. The Town of Washington is an equal opportunity employer.

Authorized for posting 6/18/2014 per Town of Washington Town Board Members.