

AGREEMENT FOR BUILDING INSPECTION SERVICES

**Town of Arpin
Wood County, Wisconsin**

THIS AGREEMENT is made by and between the Town of Arpin, Wood County, Wisconsin, a municipal corporation (hereinafter "Town") and Dan Hansen, dba Central Wisconsin Building Inspections, LLC. The purpose of this agreement is to appoint Dan Hansen/Central Wisconsin Building Inspections LLC as the Building Inspection Agency to provide, on an as needed basis, building inspections within the Town to insure compliance with the applicable building requirements.

WHEREAS, the Town is in need of an inspector certified to inspect buildings for building code compliance, and

WHEREAS, Dan Hansen, owner of Central Wisconsin Building Inspections, LLC, is an Inspection Agency certified to inspect buildings for code compliance, and

WHEREAS, the Town and Dan Hansen/Central Wisconsin Building Inspections LLC desire to commit the terms of their agreement to writing.

NOW THEREFORE, the Town and Dan Hansen/Central Wisconsin Building Inspections, LLC, in consideration of the mutual promised hereinafter set forth, do promise and agree as follows:

1. Services. The Town hereby appoints Dan Hansen/Central Wisconsin Building Inspections, LLC, an Inspection Agency, to serve the Town on an as needed basis as herein provided, in such a manner and capacity to meet the needs of the Town and to provide the following services:
 - a. Review building plans and applications for building permits; all building plans and fees are to be submitted to Dan Hansen by the property owner or contractor.
 - b. Inspect new construction and existing dwelling units for building code compliance in the following areas:
 - i. Construction
 - ii. Plumbing
 - iii. Electrical
 - iv. Heating, Venting and Air Conditioning
 - v. Energy Conservation
 - vi. Footings
 - vii. Foundations
 - viii. Drain Tile
 - ix. Basement Floor
 - x. Site Erosion Control
 - xi. Final Occupancy
 - c. Issue orders to correct discrepancies in building code violations;
 - d. Make reports of Inspections as more particularly set out in par. 2;
 - e. Consult with and advise builders, owners and residents of the Town pertaining to building codes
 - f. Keep abreast of current developments in the field by attending seminars and courses at no cost to the Town

- g. Attend meetings of the Town Board and other appropriate boards, committees and commissions upon request.
2. Reports/Records. During the term of this contract, Dan Hansen shall;
 - a. Develop and maintain property files including all plans, applications, permits, forms and inspection reports. Files will be returned to the Town at the end of year upon completion of final occupancy inspections. All files shall be deemed public records and open to public inspection during normal business hours.
 - b. Provide the Town on an annual basis and as otherwise requested a list of inspections made for the pertinent periods.
 - c. Provide reports, documents and files relating to building inspections to the Town Clerk as may be requested from time to time.
3. Items Provided by Dan Hansen/Central Wisconsin Building Inspections LLC., at their expense related to the performance of this contract
 - a. A direct phone line to allow scheduling of inspections by contractors and others without Town personnel involvement
 - b. All necessary secretarial support for maintaining files and allowing public accesses while in the possession of Dan Hansen
 - c. All code books, manual and inspection equipment
 - d. All necessary professional organization dues, training, and certification
 - e. All required forms and seals
 - f. Licensed and insured vehicle for use in carrying out the contract
 - g. General Liability Insurance against claims which might occur in carrying out this agreement
4. Compensation in consideration of the services to be performed by Dan Hansen/Central Wisconsin Building Inspections, LLC, hereunder, the fee schedule below will be paid by contractors and/or owners to Dan Hansen directly
 - a. One & Two Family Dwellings – New Structures and Additions *Note: Fees for manufactured dwellings with a Wisconsin Insignia affixed, shall be 2/3 of the normal fee for any closed-panel manufacturing areas and full fee for site-built areas.
 - i. Structure (\$75.00 min.) \$ 0.11 per sq. ft.
 1. Mechanicals
 - a. Electrical\$30.00 plus \$0.03 per sq. ft.
 - b. Plumbing(sewer hookup included) \$30.00 plus \$0.03 per sq. ft.
 - c. HVAC\$30.00 plus \$0.03 per sq. ft.
 - b. Other
 1. Alterations..... \$5.50 per thousand of estimated cost where square footage cannot be determined (\$40.00 minimum)
 2. Misc. Projects (siding, replacement windows, etc.).....\$40.00
 3. Outdoor Wood burners\$40.00

4. Accessory Structures over 100 sq. ft. & Decks.....\$0.11 per sq. ft. all areas (\$40.00 minimum)
5. Temporary Occupancy Permit \$55.00
6. Swimming Pools\$44.00
7. Electrical Service Upgrade \$55.00

c. Commercial Buildings

- i. New Structures and Additions (\$100.00 minimum) \$0.11 per sq. ft

1. Mechanicals

- a. Electrical\$30.00 plus \$0.04 per sq. ft.
- b. Plumbing\$30.00 plus \$0.04 per sq. ft.
- c. HVAC\$30.00 plus \$0.04 per sq. ft.
- d. Erosion Control\$75.00
2. Alterations \$7.70 per thousand of estimated cost where square footage cannot be determined (\$100.00 minimum)
3. Electrical Service Upgrade \$75.00

d. Other

- i. Re-inspection and Additional Inspection Fees\$30.00/inspection
- ii. Razing Fee \$55.00
- iii. Property Maintenance & Condemnation Inspections\$57.50/hr.
- iv. Other\$57.50/hr.

e. All Fees will be doubled for work started without a permit

f. Any hourly fee of \$57.50/hr will be applied to any inspections that occur for permits issued prior to start of this contract date.

5. Other Services. Any other services requested by the Town and not mentioned above will be negotiated and appropriate revisions to the services and compensation will be included in the future.
6. Term of Agreement. The term of this agreement shall commence _____ and shall continue until _____ in accordance with this agreement.
7. Termination of Agreement. Either party upon 30 days written notice to the other party may terminate this agreement without cause. All such notices shall be by certified mail or delivered personally.
8. Status of Inspector. Both parties acknowledge that the relationship created by this agreement is that of independent contractor for purposes of compensation and not of employer and employee. As building inspector, it is intended that Dan Hansen/Central Wisconsin Building Inspections LLC shall be considered an agent and official of the Town for the purpose of all applicable Wisconsin Building Code enforcement.

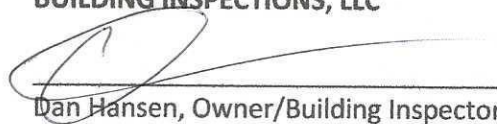
IN WITNESS WHERE OF, the parties have executed this Agreement on this 10 Day of
OCTOBER, Year 2017.

TOWN OF ARPIN



Larry Slupe, Town Chairman

DAN HANSEN/CENTRAL WISCONSIN
BUILDING INSPECTIONS, LLC


Dan Hansen, Owner/Building Inspector

Witness: 

Supervisors:
Dennis Gehrke
Rick Bouma