

NOTICE
TOWN OF COOPERSTOWN
MANITOWOC COUNTY
Building Inspector Contract

Notice is hereby given that the Town of Cooperstown, Manitowoc County, will be accepting sealed bids for a one(1), two(2) or three(3) year contract for a building inspector.

REQUIREMENTS FOR OBTAINING A BUILDING PERMIT AND INSPECTION

A: New Construction.

No one-family or two-family dwelling, the initial construction, of which shall commence after the effective date of this ordinance, shall be built, enlarged, altered, or repaired unless a building permit for the work shall first be obtained by the owner, or the owner's agent from the Building Inspector. Applications for a building permit shall be made in writing upon that form designated by the Town and Wisconsin Uniform Dwelling Permit Application, furnished by the Wisconsin Department of Commerce, through the Clerk. There shall be submitted with the application, two (2) complete sets of plans and specifications, showing the location of the proposed building with the respect to adjacent roads, lot lines and buildings. Plans for the buildings required to comply with commercial or industrial building codes shall bear a stamp of approval from the State of Wisconsin. What constitutes a new home? All homes must be treated equally: new construction, manufactured dwellings, manufactured homes (mobile home). Any home placed on a vacant lot is a new home. All new home building must have an enclosed basement with a minimum of 8 ft high walls. Variances can be requested by hearing. All dwellings must conform to all Wisconsin Uniform Dwelling codes for remodeling and new. Building inspector will complete the State forms online.

B. Addition and Alterations.

No person shall, in excess of \$2500 in cost of material and labor, build, add onto and/or alter any building within the scope of this ordinance without first obtaining a building permit for such work from the Clerk. Any structural changes or major changes shall require permits. Restoration or repair of an installation (re-siding, re-roofing, new windows, replace concrete, electrical or plumbing) to its pervious code-complaint condition is exempt from permit requirements.

CURRENT FEES

NEW

Initial fee for one-and two-family dwellings \$600 and \$700, respectively, plus \$35 State Seal for total of \$635 and \$735, this includes 7 inspections, additional inspections exceeding 7 will billed at an additional \$75 per trip charge, plus the Town of Cooperstown shall require a non-refundable \$200 fee for any additional costs for building related items: fees for meeting, zoning, inspector's education and clerical fees.

OTHER BUILDINGS New construction of outbuildings, garage, pole buildings that are non-agricultural, non-dwelling or non-commercial require a building permit. The Town will impose a \$65 permit fee for new construction over \$2500 in cost of material and labor, plus inspections as applicable (see below). Permit- min. \$65 fee - for first \$1000 in excess of \$5000. \$1 for each \$1000 will be charged. The maximum fee for remodeling would not exceed \$165. The inspection fee would be additional. Example: cost \$105,000: \$65 for first \$5000 plus \$1 for \$1000 over \$5000 equals \$165, plus inspection fees. Any agricultural buildings are exempt from inspection by the State.

REMODEL

* Construction- min. \$65 fee - for each \$1000 in excess of \$5000. \$1 per \$1000 will be

charged. The maximum fee for remodeling would not exceed \$165, the inspection fees would be additional.

Example: cost \$105,000: \$65 for first \$5000 plus \$1 for \$1000 over \$5000 equals \$165, plus inspection fees.

* Electrical- min. \$65 fee - for first \$3000, over \$3000 \$1 for each \$100 up to a max of \$100 plus inspection fee \$75 for each inspection. This would include up-grade of service.

Example: cost \$4500: \$3000 fee \$65 plus \$15 for \$1500 plus inspection fee \$75= (\$155)

* Plumbing - min. \$65 fee - for first \$3000, over \$3000 \$5 for each fixture unit up to max \$100 plus inspection fee \$75 for each inspection

Example: cost \$3000 and six additional fixtures: \$3000 fee \$65 plus \$30 for fixtures plus inspection fee \$75= (\$170)

* A/C - \$25 fee plus \$75 inspection for receptacle and breaker (change out no fee)

* Outdoor Furnace - \$25 fee, if connected to potable water supply plus inspection (\$75)

* Moving Permit (moving into town)-\$50

* Moving Inspection - \$75.00 per hour fee

The Town will impose a \$50 permit fee for any new or remodeling agricultural structure. Commercial buildings must meet all State Codes. Building permit fee will be \$200 plus 10% of cost, max \$500. In addition to the established schedule of fees, the building permit fee shall include all costs for inspections and other out-of-pocket costs and expenses incurred by the Town. The applicant shall deposit the fee, including inspection costs, with the Town Treasurer prior to issuance of the building permit. For all other changes not listed, no permit is required below \$2500.

Qualified bids must be received in the Town Clerk's office at 15911 County Road R, Maribel, WI 54227-9750 by 5:00 PM on October 26, 2020. Envelope must be marked "Sealed Road Bids- Town of Cooperstown". Bids will be opened after 7 p.m. on October 26, 2020. Bids must include proof of insurance. Any questions, contact town clerk at 920-863-3261 or 920-660-8544.

The Town Board reserves the right to accept or reject any or all bids.

Dated October 15, 2020 Posted about 4:30 p.m.

Susan Kornely, Clerk