

## AGREEMENT FOR BULDING INSPECTION SERVICES

### Town of Somerset St. Croix County, Wisconsin

**THIS AGREEMENT** is made by and between the Town of Somerset, St. Croix County, Wisconsin, a municipal corporation (hereinafter "Town") and All Croix Inspections Corp. The purpose of this agreement is to appoint All Croix Inspections Corp. as the Building Inspection Agency to provide, on an as needed basis, building inspections within the Town to ensure compliance with the applicable building and zoning codes and other ordinance requirements.

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

**WHEREAS**, All Croix Inspections Corp. is an Inspection Agency certified to hire licensed inspectors to inspect buildings for code compliance; and

**WHEREAS**, the Town and All Croix Inspections Corp. desire to commit the terms of their agreement to writing.

**NOW THEREFORE**, the Town and All Croix Inspections Corp., in consideration of the mutual promised hereinafter set forth, do promise and agree as follows:

1. Services. The Town hereby appoints All Croix Inspections Corp, 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 application for building permits; all building plan's and fees are to be submitted to All Croix Inspections Corp. by the property owner or contractor.
  - B. Inspect new construction and existing dwelling units for building code compliance in the following areas:
    1. Construction
    2. Plumbing
    3. Electrical
    4. Heating, Ventilating and Air Conditioning
    5. Energy Conservation
    6. Footings / Setback's
    7. Foundations
    8. Drain Tile
    9. Basement Floor Base Course
    10. Under Basement Floor Vapor Barrier
    11. Site Erosion Control
    12. 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 and ordinances:
- F. Keep abreast of current developments in the field by attending seminars and courses at no cost to the Township.
- G. Attend meetings of the Town Board and other appropriate boards, committees and commissions upon request.
- H. Administer and enforce the Town's Zoning Ordinance.

2. Reports/Records. During the term of this contract, All Croix Inspections Corp. shall;

- a. Develop and maintain property files including all plans, applications, permits, forms and inspection reports. Files will be returned to 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; Fees for copies are \$.25 per page. Incurred costs to be paid to All Croix Inspections Corp. by requestor as described under Wis stat. 19.35 (3).
- b. Provide the Town on a monthly 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 All Croix Inspections Corp., at their expense related to the performance of this contract:

- a. A direct telephone 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 All Croix Inspections Corp.
- 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, Workers Compensation, and E&O Insurance against claims which might occur in carrying out this agreement.

4. Items provided by Town to All Croix Inspections Corp. during the term of this contract.

- a. Current Town ordinances and other required town forms.
- b. Assistance with legal counsel associated with any litigation, administrative proceedings or any other matter arising out of the performance of this contract by All Croix Inspections Corp., subject to limitations authorized by Wisconsin statutes.

5. Compensation in consideration of the services to be performed by All Croix Inspections Corp., hereunder, Town shall pay All Croix Inspections Corp.:
- a. Plan Review / Administrative Fee. (Amount based on inspection fee (b – h ))
    1. \$50.00 if inspection fee \$60.00- \$300.00
    2. \$75.00 if inspection fee \$300.01 -\$600.00
    3. \$150.00 if inspection fee \$600.01 and over.
  - b. New One & Two Family Dwelling Construction: \$850.00 flat fee plus \$.10 per square foot. See footnote <sup>(a)</sup> below
  - c. Manufactured Assembled Home to be placed upon a permanent basement foundation: \$600.00 flat fee plus \$.10 per square foot. See footnote <sup>(a)</sup> below
  - d. Manufactured Assembled Home to be placed upon a slab, piers, or non - permanent foundation: \$500.00 flat fee.
  - e. New Commercial Building: \$950.00 flat fee plus \$.20 per square foot on the first 10,000 square feet of finished space and \$.10 per square foot on any remaining finished space, all unfinished space, and all attached structures that are part of the submitted plan such as an attached garage, deck, or porch.
  - f. Any building cost (additions, alterations, or remodeling) \$100,000.00 or over will be considered new construction (above b. - e.). Building cost will be measured according to the previous year's RS Means Square foot costs, if applicable.
  - g. Any building cost (additions, alterations, or remodeling) under \$100,000.00 will be charged per inspection type, types listed under Services 1. B. Fees for One and Two Family Dwellings will be \$60.00 per inspection type and fees for Commercial Buildings will be \$125.00 per inspection type, number to be determined by building inspector at plan review. Building Cost will be measured according to the previous year's RS Means Square foot costs, if applicable.
  - h. Permit to start Footing & Foundation only: \$200.00 flat fee. To continue beyond Footing & Foundation, the fee schedule for inspection and plan review of new construction (above a.-g) will be charged.
  - i. Renewal Fees shall be half the original permit fee, minimum \$50.00 and maximum \$250.00.
  - j. Double Fees will be charged for all work started without a permit.
  - k. Town retains 10% of the above fees. (a. – j.)
  - l. WI State Seal; \$35.00. New Single and Two Family Dwelling Construction as well as for all Manufactured Homes produced on or after April 1, 2007.
  - m. Re-inspection fee. \$100.00 per extra inspection trip charge over standard. Two inspection trips for each type listed under Service 1.B are standard. Note: "pre-finals", project not ready for inspection, failure to cancel inspection at least one hour prior to scheduled time, storage or personal items blocking necessary inspection areas, and no access to site and/or building will also be considered an inspection trip.
  - n. Refunds. Amount paid less Plan Review fee (a.) or actual costs, whichever is greater. No refund given after work has started or after 180 days of date of permit issuance.
    - (a) Square foot total is based on all finished space, unfinished space and attached structures that are part of the submitted plan, such as an attached garage, deck, or porch.

6. Other services. Any other services requested by the Town not mentioned above (5) will be negotiated and appropriate revisions to the services and compensation will be included in the future.
7. Term of agreement. The term of this agreement shall commence 3-1-2018 and shall continue until 1-31-2020 in accordance with this agreement.
8. 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.
9. Status of Inspector. Both parties acknowledge that the relationship created by this agreement is that of independent contractor for purposes of compensation and not that of employer and employee. As building inspector, it is intended that All Croix Inspections Corp. shall be considered an agent and official of the Town for the purposed of all applicable statutes, ordinances, and regulations and shall have the authority to act on behalf of the Town for building inspection purposes. All Croix Inspections Corp. shall be responsible for compliance with all laws and for the payment of any taxes levied upon them as a result of their compensation under this agreement.
10. Notice. Any notice required or permitted to be given under this agreement shall be given in writing either by personal delivery or by certified mail, postage prepaid, addressed to the parties at the following addresses or at such other addresses as either may designate on written notice:

Town of Somerset  
748 Highway 35  
Somerset, WI 54025

All Croix Inspections Corp  
1810 Crest View Drive #1C  
Hudson, WI 54016

11. Waiver of Breach. The waiver by the Town of the breach of any provision of this agreement by All Croix Inspections Corp. shall not be deemed a waiver by the Town of any subsequent breach.
12. Assignment. This Agreement shall not be assignable by All Croix Inspections Corp. without the written consent of the Town.
13. Governing Law. This Agreement and all questions arising in connection herewith shall be governed by the laws of the State of Wisconsin.
14. Entire Agreement. This contract contains the entire agreement between the parties regarding this matter. This agreement can only be modified by another written agreement signed by parties and their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement on this 3<sup>rd</sup> Day  
of January, 2018.

**Town of Somerset**

By:   
Ed Schachner, Town Chairperson

**All Croix Inspections Corp.**

By:   
Todd M. Dolan, President

Witness: Jeri Koester  
Jeri Koester, Town Clerk

Supervisors:

Douglas Plourde  
Lenny Germain

Larry Rauch  
Shane Demulling



# Wisconsin Department of Safety and Professional Services

## Credential/Licensing Search

### Trade Search Results

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Credential/License ID	Name	City,State,Zip	Profession	Expiration
956143	<a href="#">DOLAN, TODD M</a>	PRESCOTT WI 54021	Commercial Plumbing Inspector	6/30/2019
956143	<a href="#">DOLAN, TODD M</a>	PRESCOTT WI 54021	UDC-Plumbing Inspector	6/30/2020
956143	<a href="#">DOLAN, TODD M</a>	PRESCOTT WI 54021	UDC-HVAC Inspector	6/30/2021
956143	<a href="#">DOLAN, TODD M</a>	PRESCOTT WI 54021	Commercial Electrical Inspector	6/30/2020
956143	<a href="#">DOLAN, TODD M</a>	PRESCOTT WI 54021	UDC-Electrical Inspector	6/30/2020
956143	<a href="#">DOLAN, TODD M</a>	PRESCOTT WI 54021	Commercial Building Inspector	6/30/2018
956143	<a href="#">DOLAN, TODD M</a>	PRESCOTT WI 54021	Rental Weatherization Inspector	6/30/2020
956143	<a href="#">DOLAN, TODD M</a>	PRESCOTT WI 54021	UDC-Construction Inspector	6/30/2021

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Wisconsin Department of Safety and Professional Services  
 Credential/Licensing Search

Trade Search Results

Return to Search  
 Total Result Count: 5

Credential/License ID	Name	City,State,Zip	Profession	Expiration
1219872	LATHE, VICKIE A	BALDWIN WI 54002	UDC-Electrical Inspector	6/30/2021
1219872	LATHE, VICKIE A	BALDWIN WI 54002	UDC-Plumbing Inspector	6/30/2020
1219872	LATHE, VICKIE A	BALDWIN WI 54002	UDC-HVAC Inspector	6/30/2020
1219872	LATHE, VICKIE A	BALDWIN WI 54002	UDC-Construction Inspector	6/30/2020
1219872	LATHE, VICKIE A	BALDWIN WI 54002	Commercial Building Inspector	6/30/2018

Wisconsin Department of Safety and Professional Services  
 Credential/Licensing Search

Trade Search Results

Return to Search  
 Total Result Count: 1

Credential/License ID	Name	City,State,Zip	Profession	Expiration
963055	ALL CROIX INSPECTIONS,	HUDSON WI 54016	UDC Inspection Agency	4/29/2018

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