

**TOWN OF BROCKWAY
236 GEBHARDT ROAD
PO BOX 484
BLACK RIVER FALLS, WI 54615
715-284-5234**

WHEN DO I NEED A BUILDING PERMIT IN THE TOWNSHIP OF BROCKWAY?

A "WISCONSIN UNIFORM BUILDING PERMIT" is required for any new home or cabin constructed, placed or relocated on any parcel within the Town limits. Contact the Building Inspector for permit information.

A "GENERAL BUILDING PERMIT" is required when your project involves:

- An addition or structural changes to exterior or interior of your home or any accessory structure. (Garages, sheds, decks)
- Any type of electrical, heating, or plumbing work that is not considered maintenance; examples of maintenance could be changing: a faucet; electrical device (switch, light); furnace, or water heater if the same size.
- Finishing or remodeling a basement, or rooms.
- Electrical work (Including service upgrades)
- Remodeling a bathroom or kitchen if you have any structural or mechanicals (plumbing, electrical, Heating/Ventilation/ Air – Conditioning (HVAC)
- Installation of a wood stove and fireplaces.
- Hot tub or whirlpools or swimming pools.
- All New Commercial Construction, additions and remodels to commercial buildings.

This is not a complete list. If in doubt contact the Building Inspector

What if I do not get a Permit?

Ordinances and State Statutes require building permits. If you DO NOT get a building permit when required the fees can be legally doubled, a stop work order will be posted and you could be fined for every day the work is not in compliance. If you are not sure whether your project requires a building permit, please contact the Building Inspector.

Any Further questions or concerns can be referred to:

Adam Pillard
Building Inspector
Township of Brockway
608-697-7774
apillard@generalengineering.net

AGREEMENT FOR INSPECTION SERVICES

This Agreement made this 8th day of December, 2009, by and between the Town of Brockway in Jackson County, hereafter referred to as the MUNICIPALITY, and GENERAL ENGINEERING COMPANY, hereinafter referred to as the INSPECTOR:

The Municipality intends to complete residential and commercial inspections for building projects within the municipal boundaries of the Town of Brockway, Jackson County, Wisconsin, and for which the Inspector agrees to perform the various inspection services as outlined herein. That for and in consideration of the mutual covenants and promises between the parties hereto, it is hereby agreed:

1. The Municipality hereby engages the Inspector as a consultant to provide the inspection services as outlined herein.
 - Process all residential and commercial building permits.
 - Prepare and submit monthly activity reports along with monthly invoices for inspection services for each calendar month.
 - Coordinate and complete required site inspections for permitted building construction.
 - Complete and submit year-end report.
2. This agreement shall become effective on 1-1-10, and shall remain in full force and effect until terminated or upon sixty (60) days advance written notice by either party to the other to terminate the contract for any reason. However, either party may terminate this Agreement, at any time, for cause.
3. The Municipality shall pay the Inspector the fees for inspection services as referenced above per the attached fee schedule. It shall be the responsibility of the Inspector to bill and collect the proper fee from the payer. Payments collected by the Inspector shall be made payable to the Municipality and shall be remitted to the Municipality upon receipt of payment. The Municipality shall compensate the Inspector by remitting payment within thirty (30) days of receiving the invoice from the inspector.
4. The Inspector agrees to obtain and maintain, at the Inspector's expense, such insurance as will protect the Inspector under claims of Workmen's Compensation and General Liability Insurance only.
5. The Client understands and agrees that GEC is acting as an agent of the municipality in performance of the outlined building inspection services listed above.

In Witness whereof, the parties hereto have executed, or caused to be executed by their duly authorized officials this Agreement in duplicate on the date indicated herein.

MUNICIPALITY:

Norman Stefan
By: 12-9-09

INSPECTOR:

General Engineering Company
By:

Attest: John Dehl
Clerk / Secy.

Mark Jankowski

**TOWN OF BROCKWAY
BUILDING INSPECTION FEE SCHEDULE**

<u>BUILDING PERMITS</u>	<u>GEC FEES</u>	<u>FEES</u>
1) Residential Early Start	\$66.00	\$72.60
2) New Residential (includes garage, decks & basements) (mechanicals included)	\$0.23 per sq. ft. min. \$660.00	\$0.25 per sq. ft. min. \$726.00
3) Manufactured & HUD Dwellings	\$330.00 plus \$0.23 per sq. ft. for attached garage and decks	\$363.00 plus \$0.25 per sq. ft. for attached garage and decks
4) State seal (at state cost plus \$2 administrative fee)	\$35.00	\$35.00
5) Residential Additions	\$0.23 per sq. ft. Min. \$165.00	\$0.25 per sq. ft. Min. \$181.50
6) Residential Remodels & Alterations	\$0.23 per sq. ft. Min. \$110.00	\$0.25 per sq. ft. Min. \$121.00
7) Electrical only (Including Service Upgrade)	\$99.00	\$108.90
8) Plumbing only	\$88.00	\$96.80
9) HVAC only	\$88.00	\$96.80
10) In Ground Pools	\$192.50	\$211.75
11) Detached Garage	\$88.00	\$96.80
12) Decks	\$0.55 per sq. ft. Min. \$110.00	\$0.61 per sq. ft. Min. \$121.00
13) New One & Two Family Erosion Control	\$88.00	\$96.80
14) Residential Additions Erosion Control	\$55.00	\$60.50
15) Raze/Demo	\$55.00	\$60.50
16) Preliminary Inspection for Relocation of Structure	\$275.00	\$302.50
17) Commercial Early Start	\$165.00	\$181.50
18) Commercial New Construction & Additions Multi-Family (3 family or more), Restaurants, Motels, Offices, CBRF, Taverns, Mercantile, Assembly Halls, Manufacturing and Industrial, Schools, Hospitals, Schools, Institutional, and Vehicle Repair and Storage, etc.	Construction Electrical Plumbing HVAC \$0.13 per sq. ft. min. fee \$82.50 \$0.05 per sq. ft. \$0.05 per sq. ft. \$0.04 per sq. ft.	\$0.14 per sq. ft. min. fee \$90.75 \$0.06 per sq. ft. \$0.06 per sq. ft. \$0.05 per sq. ft.
19) Minimum Commercial Plumbing & HVAC Fee	\$88.00	\$96.80
20) Minimum Commercial Electrical Fee	\$132.00	\$145.20
21) Commercial Remodel (mechanicals as needed)	\$0.09 per sq. ft. min. fee \$88.00	\$0.10 per sq. ft. min. fee \$96.80
22) Commercial New Construction-Additions-Remodel for Storage Buildings or Shell Buildings (mechanicals as needed)	\$0.08 per sq. ft. min. fee \$88.00	\$0.09 per sq. ft. min. fee \$96.80
23) Commercial Erosion Control	\$165.00 for the first acre & \$55.00 per acre thereafter	\$181.50 for the first acre & \$60.50 per acre thereafter
24) OTHER	\$85.00 / hour	
1. Grant Inspections		
2. Building Code Review		
3. Habitability Issues		
4. Re-Inspection for Corrective Actions Ordered		
5. Property Maintenance		
6. Liquor License Inspections		
7. Inspections for Administrative Permits		

No permits required for re-roofs, siding or same size replacements of windows and doors.