

RESOLUTION #2015-21

To Approve Inspection Services Agreement with Cornerstone Inspection Services, LLC

Purpose and Finding: For several years the City has contracted with Cornerstone Inspection Services, LLC to provide inspections services to the City and related enforcement in the areas of construction, building maintenance, zoning, signs, and other related ordinances. As the City is pleased with the services rendered by Cornerstone, the City would like to continue utilizing their services. As such, a proposed contract has been presented for approval.

Council Member French moved, supported by Council Member Krause, to approve the following resolution

RESOLVED, that the contract dated August 3, 2015 between the City of Albion and Cornerstone Inspection Services, LLC, for inspection services is hereby approved.

I hereby certify that the above resolution was adopted on August 3, 2015 in a regular session of the Albion City Council, and this is a true copy of that resolution.

Ayes 7

Nays 0

Absent 0

Jill Domingo
Jill Domingo, Clerk

August 3, 2015

CITY INSPECTION SERVICES AGREEMENT

1. Purpose
 - a. This agreement is made for the purposes of defining the terms under which Cornerstone Inspections SVCS, LLC will administer and enforce the building codes and related ordinances for the City of Albion.

2. Party Definitions
 - a. "City" shall mean the City of Albion, 112 W. Cass St., Albion, MI 49224.
 - b. "CIS" shall mean Cornerstone Inspection SVCS, LLC, 107 South Capital Avenue, Athens, MI 49011;

3. Designation of Authority
 - a. The City hereby designates CIS as the authorized code enforcement agency to enforce the following city ordinance(s):
 - i. Building and Construction Codes;
 - ii. Property Maintenance Code (as requested);

4. Duties of CIS
 - a. CIS agrees to assume the responsibility for enforcement of the building codes and related ordinances, the issuing of related permits, reviewing construction plans, and conducting inspections of construction to ensure compliance with state and local codes.
 - b. CIS further agrees to:
 - i. Maintain appropriate building permit records;
 - ii. Maintain appropriate staffing to ensure work is completed in a timely manner;
 - iii. Conduct professional and courteous inspections and issue violation notices if needed to violators;
 - iv. Provide information on building code requirements to residents, builders, architects, engineers, the City Attorney, and municipal officials;
 - v. Process applications to the Construction Board of Appeals and attend their meetings to offer information needed to make proper decisions;

5. Compensation
 - a. In consideration for the services described in paragraph (4) above, CIS shall be paid from the fees generated pursuant to the Fee Schedule submitted as Appendix 1 to this agreement. The rates contained in Appendix 1 shall not be increased by more than two dollars (\$2.00) per function on a biennial basis from CIS date of opening, September 1, 2009, and during the term of this agreement. No other compensation shall be paid unless agreed upon by both parties in writing and approved by City Council.

6. Term

- a. This agreement shall be for a period of five (5) years effective from August 3, 2015 through August 2, 2020. This agreement may be extended upon mutual agreement of the parties via written agreement with City Council approval.

7. Non-Discrimination

- a. CIS agrees not to discriminate against any qualified employee of CIS or qualified applicant for employment with CIS on the basis of actual or perceived age, color, disability, education, familial status, gender expression, gender identity, height, marital status, national origin, race, religion, sex, sexual orientation, or weight.
- b. CIS shall, when utilizing subcontractors require said subcontractors to include an identical non-discrimination provision in subcontracts.

8. Indemnity

- a. The City agrees to indemnify and hold CIS harmless from any and all claims, liability or damages that may be claimed with respect to any person or property resulting from any act or omission by CIS in performing its duties and responsibilities under this Agreement.
- b. The indemnity and hold harmless provision described in paragraph 8(a) shall not apply to any intentional torts committed by CIS or agents of CIS.

9. Termination

- a. This agreement may be terminated by either party upon ninety (90) days written notice to the other party to the address(s) listed above via certified or registered United States Mail, postage paid.

10. Venue

- a. This agreement shall be interpreted under the laws of the State of Michigan. Any and all claims, disagreements, lawsuits, actions, litigation, and disputes in the Calhoun County courts, State of Michigan.

11. Severability

- a. If any part of this agreement is determined to be invalid, the remaining sections remain in full force and effect.

12. Modification

- a. This agreement may not be modified except in writing and signed by both parties herein.

City of Albion:

CIS, LLC

Joseph Domingo, Mayor

Glenn Lindsey, Officer CIS



Jill Domingo, Clerk

Dated: 8-4-15

Dated: _____

RESIDENTIAL AND COMMERCIAL PERMIT FEE SCHEDULE

CORNERSTONE INSPECTION SVCS

107 S. Capital Ave., P.O. Box 190, Athens, MI 49011*Phone:269-729-9244*Fax:269-729-9254

Web Site: www.cornerstonemi.net

1. RESIDENTIAL

- a. BUILDING \$69.00 PER INSPECTION*
- b. ELECTRICAL \$69.00 PER INSPECTION
- c. MECHANICAL \$69.00 PER INSPECTION
- d. PLUMBING \$69.00 PER INSPECTION

2. ZONING

\$59.00 PER INSPECTION

3. ORDINANCE ENFORCEMENT

\$54.00 PER INSPECTION

4. PROPERTY MAINTENANCE

\$54.00 PER INSPECTION

5. COMMERCIAL

- a. BUILDING SQ. FT. X MULTIPLIER**
- b. ELECTRICAL ITEMIZATION LISTING**
- c. MECHANICAL ITEMIZATION LISTING**
- d. PLUMBING ITEMIZATION LISTING**

6. COURT/MEETING TIME

\$30.00/HOUR

Billed in 1/2 hr. increments

COMMERCIAL BUILDING PERMITS

PRICED BY THE BLDG. INSPECTOR

ASK FOR 4 SETS OF PRINTS STAMPED, SEALED, & SIGNED BY A STATE OF MICHIGAN LICENSED ARCHITECT OR ENGINEER

ALL COMMERCIAL JOBS ARE SUBJECT TO AN \$84.00 ADMINISTRATIVE FEE

<u>USE GROUP</u>	<u>UNIT COST/PER SQ. FT.</u>	<u>USE GROUP</u>	<u>UNIT COST/PER SQ. FT.</u>
A-1	\$0.56	I-3	\$0.50
A-2, A-3, A-4	\$0.40	M	\$0.30
A-5	\$0.35	R-1	\$0.37
B	\$0.36	R-2	\$0.32
E	\$0.39	S-1, S-2, U	\$0.19
F-1, F-2, H	\$0.21	All Groups Remodel	\$0.12
I-1	\$0.35	All Groups Demo	\$0.07
I-2, I-4	\$0.55	Roofing	\$0.06 <over 8K Sq Ft = .03/Sq Ft

FOR ESTIMATING PURPOSES USE

THE FOLLOWING FORMULA:

SQ. FT. OF PROJECT

X UNIT COST

= SUBTOTAL +

\$84.00 ADMIN. FEE

= TOTAL

Zoning Approval: ALL BUILDING PROJECTS REQUIRE ZONING APPROVAL FROM THE MUNICIPALITY'S ZONING ADMINISTRATOR. IF WE PROCESS THE ZONING, THE "ZONING PERMIT" CHARGE DEPICTED ABOVE, IS APPLICABLE. IF WE DON'T, THE CHARGE IS NOT APPLICABLE AND APPLICANT MUST PROVIDE PROOF OF ZONING APPROVAL.

NOTE: ANY RESIDENTIAL STRUCTURE WITH 3,500+ SQ. FT. OF OCCUPIABLE SPACE WILL REQUIRE 4 COMPLETE SETS OF STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING PRINTS SIGNED AND SEALED BY A STATE OF MICHIGAN LICENSED DESIGN PROFESSIONAL

***RESIDENTIAL PROJECTS MAY REQUIRE PLAN REVIEW. SEE SEPARATE PRICING LIST LABELED "PLAN REVIEW FEE SCHEDULE".**

****COMMERCIAL PROJECTS MAY REQUIRE PLAN REVIEW BASED UPON SIZE OF JOB AND SCOPE OF WORK. RATE WILL BE ESTABLISHED BY THE BUILDING INSPECTOR IN ACCORDANCE WITH A PRE-DETERMINED FEE SCHEDULE.**

PLAN REVIEW FEE SCHEDULE

CORNERSTONE INSPECTION SVCS

107 S. Capital Ave., P.O. Box 190, Athens, MI 49011*Phone:269-729-9244*Fax:269-729-9254

Web Site: www.cornerstonemi.net

RESIDENTIAL PLAN REVIEW

HUD OR PREMANUFACTURED HOME		42.00
SWIMMING POOL (INGROUND ONLY - No Plan Review on Pre-manufactured)		30.00
NEW HOME, ADDITION, REMODEL, DECK, POLE BARN, GARAGE	UNDER 100 SQ. FT.	NONE REQUIRED
	101 SQ. FT. TO 600 SQ. FT.	30.00
	601 SQ. FT. TO 1000 SQ. FT.	42.00
	1001 SQ. FT. TO 1500 SQ. FT.	57.00
	1501 SQ. FT. TO 2000 SQ. FT.	72.00
	2001 SQ. FT. TO 2500 SQ. FT.	87.00
	2501 SQ. FT. TO 3500 SQ. FT.	102.00
	3501 SQ. FT. AND OVER	.05/SQ. FT.

3501 SQ. FT. AND UP OF OCCUPIABLE SPACE REQUIRES 4 FULL SETS OF STRUCTURAL, ELECTRICAL, PLUMBING, AND MECHANICAL PRINTS SIGNED AND SEALED BY AN ARCHITECT OR ENGINEER, LICENSED IN THE STATE OF MICHIGAN

COMMERCIAL PLAN REVIEW

FEEES ARE BASED UPON SIZE OF PROJECT AND SCOPE OF WORK

FOR ESTIMATING PURPOSES, USE THE SQUARE FOOTAGE OF PROJECT X PRICE PER SQ. FT. BELOW.

BUILDING	UNDER 600 SQ. FT.	\$30.00
	601 TO 1000 SQ. FT.	.057/SQ. FT.
	1001 TO 2000 SQ. FT.	.042/SQ. FT.
	2001 TO 3000 SQ. FT.	.032/SQ. FT.
	3001 TO 4000 SQ. FT.	.027/SQ. FT.
	4001 TO 5000 SQ. FT.	.024/SQ. FT.
	5001 TO 7500 SQ. FT.	.021/SQ. FT.
	7501 TO 10000 SQ. FT.	.019/SQ. FT.
	10001 AND MORE	.017/SQ. FT.
*ELECTRICAL	25% OF BLDG PLAN REVIEW COST	
*MECHANICAL	25% OF BLDG PLAN REVIEW COST	
*PLUMBING	25% OF BLDG PLAN REVIEW COST	
*BARRIER FREE	.014 X TOTAL SQ. FT. OF BLDG. PROJECT	
*FIRE PROTECTION	.027 X TOTAL SQ. FT. OF BLDG. PROJECT	
*PUBLIC SWIMMING POOL	.012 X TOTAL SQ. FT. OF POOL	

*MINIMUM OF \$42.00

effective September 1, 2015

RESIDENTIAL AND COMMERCIAL PERMIT FEE SCHEDULE

CORNERSTONE INSPECTION SVCS

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 Web Site: www.cornerstonemi.net

1. RESIDENTIAL

- a. BUILDING \$71.00 PER INSPECTION*
- b. ELECTRICAL \$71.00 PER INSPECTION
- c. MECHANICAL \$71.00 PER INSPECTION
- d. PLUMBING \$71.00 PER INSPECTION

2. ZONING

\$61.00 PER INSPECTION

3. ORDINANCE ENFORCEMENT

\$56.00 PER INSPECTION

4. PROPERTY MAINTENANCE

\$56.00 PER INSPECTION

5. COMMERCIAL

- a. BUILDING SQ. FT. X MULTIPLIER**
- b. ELECTRICAL ITEMIZATION LISTING**
- c. MECHANICAL ITEMIZATION LISTING**
- d. PLUMBING ITEMIZATION LISTING**

6. COURT/MEETING TIME

\$30.00/HOUR

Billed in 1/2 hr. increments

COMMERCIAL BUILDING PERMITS

PRICED BY THE BLDG. INSPECTOR

ASK FOR 4 SETS OF PRINTS STAMPED, SEALED, & SIGNED BY A STATE OF MICHIGAN LICENSED ARCHITECT OR ENGINEER

ALL COMMERCIAL JOBS ARE SUBJECT TO AN \$86.00 ADMINISTRATIVE FEE

<u>USE GROUP</u>	<u>UNIT COST/PER SQ. FT.</u>	<u>USE GROUP</u>	<u>UNIT COST/PER SQ. FT.</u>
A-1	\$0.56	I-3	\$0.50
A-2, A-3, A-4	\$0.40	M	\$0.30
B	\$0.36	R-2	\$0.32
E	\$0.39	S-1, S-2, U	\$0.19
F-1, F-2, H	\$0.21	All Groups Remodel	\$0.12
I-1	\$0.35	All Groups Demo	\$0.07
I-2, I-4	\$0.55	Roofing	\$0.06

FOR ESTIMATING PURPOSES USE

A-5 \$0.35 R-1 \$0.37

THE FOLLOWING FORMULA:

SQ. FT. OF PROJECT
 X UNIT COST
 = SUBTOTAL +
\$86.00 ADMIN. FEE
 = TOTAL

Zoning Approval: ALL BUILDING PROJECTS REQUIRE ZONING APPROVAL FROM THE MUNICIPALITY'S ZONING ADMINISTRATOR. IF WE PROCESS THE ZONING, THE "ZONING PERMIT" CHARGE DEPICTED ABOVE, IS APPLICABLE. IF WE DON'T, THE CHARGE IS NOT APPLICABLE AND APPLICANT MUST PROVIDE PROOF OF ZONING APPROVAL.

NOTE: ANY RESIDENTIAL STRUCTURE WITH 3,500+ SQ. FT. OF OCCUPIABLE SPACE WILL REQUIRE 4 COMPLETE SETS OF
STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING PRINTS SIGNED AND SEALED BY A STATE OF MICHIGAN LICENSED DESIGN
PROFESSIONAL

***RESIDENTIAL PROJECTS MAY REQUIRE PLAN REVIEW. SEE SEPARATE PRICING LIST LABELED
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DETERMINED FEE SCHEDULE.**

Effective September 1, 2015

PLAN REVIEW FEE SCHEDULE

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RESIDENTIAL PLAN REVIEW

HUD OR PREMANUFACTURED HOME		44.00
SWIMMING POOL (INGROUND ONLY - No Plan Review on Pre-manufactured)		32.00
NEW HOME, ADDITION, REMODEL, DECK, POLE BARN, GARAGE	UNDER 100 SQ. FT.	NONE REQUIRED
	101 SQ. FT. TO 600 SQ. FT.	32.00
	601 SQ. FT. TO 1000 SQ. FT.	44.00
	1001 SQ. FT. TO 1500 SQ. FT.	59.00
	1501 SQ. FT. TO 2000 SQ. FT.	74.00
	2001 SQ. FT. TO 2500 SQ. FT.	89.00
	2501 SQ. FT. TO 3500 SQ. FT.	104.00
	3501 SQ. FT. AND OVER	.06/SQ. FT.

3501 SQ. FT. AND UP OF OCCUPIABLE SPACE REQUIRES 4 FULL SETS OF STRUCTURAL, ELECTRICAL, PLUMBING, AND MECHANICAL PRINTS SIGNED AND SEALED BY AN ARCHITECT OR ENGINEER, LICENSED IN THE STATE OF MICHIGAN

COMMERCIAL PLAN REVIEW

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FOR ESTIMATING PURPOSES, USE THE SQUARE FOOTAGE OF PROJECT X PRICE PER SQ. FT. BELOW.

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	601 TO 1000 SQ. FT.	.057/SQ. FT.
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	3001 TO 4000 SQ. FT.	.027/SQ. FT.
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.014 X TOTAL SQ. FT. OF BLDG. PROJECT

.027 X TOTAL SQ. FT. OF BLDG. PROJECT

.012 X TOTAL SQ. FT. OF POOL

*ELECTRICAL

*MECHANICAL

*PLUMBING

*BARRIER FREE

*FIRE PROTECTION

*PUBLIC SWIMMING POOL

*MINIMUM OF \$44.00