

Inspection Fees & Charges

Residential: Wagner Inspection Services (WIS) charges an inspection fee of \$960 for a five-part inspection program (first part consists of two billing units for the Plan Review (Drawing) and then one billing unit each for four on-site inspections) for all new residential buildings that are one or two family dwellings and do not exceed 139 m² of developed living space. Dwellings greater than 139 m² of developed living space (m² includes walk-outs and finished basements) are charged \$160 per each additional 50 m² or part thereof. The fees for other residential building projects are listed below.

Commercial: All non-residential buildings, residential buildings that are not one or two family dwellings, and single dwellings with a footprint larger than 600 m², will be charged at \$4.50 per \$1,000 construction cost (although minimum fees do apply). The number of inspections required is dependent upon the size, usage (restaurant, school, etc.), and method of construction (prefab, wood, concrete block, etc.) WIS would assess the number of inspections required at the time of the plan review prior to issuance of a permit. This number is typically is between 5 and 15 inspections, except for larger projects. This fee/\$1,000 may be reduced for projects over 20 million dollars (please inquire, if applicable.)

(1 residential billing unit = \$160.00)

1) Residential Dwellings	<u>Inspections</u>	<u>PBI Fee</u>
a) Developed living space (up to 139 m ²) (6 units)	[2Dwg, Fdn, Frame, Other, Occupancy]	\$ 960.00
b) Undeveloped basement		incl.
c) Attached garage		incl.
d) Deck (if completed when the home is completed)		incl.
e) Additional fee per each 50 m ² of developed living space (incl. basement development)		\$ 160.00
* Post-Move (up to 139 m ²) (5 units)	[2Dwg, Fdn, Anchor, Occup]	\$ 800.00
(Items b) to e) above apply) - Framing included, if req'd. Only 4 units if no deck/alt garage/bsmt dev.		
Mobile Home (3 units)	[Dwg, Anchor, Occup]	\$ 480.00
2) Residential Building Projects		
a) Addition (4 units)	[Dwg, Fdn, Frame, Final]	\$ 640.00
b) Attached Garage (insulated) (3 units)	[½Dwg, Fdn, Frame, ½Final]	\$ 480.00
c) Attached Garage (not insulated) (2 units)	[½Dwg, Fdn, ½Final]	\$ 320.00
d) Detached Garage (insulated) (2 units)	[½Dwg, Frame, ½Final]	\$ 320.00
e) Detached Garage up to 900 ft ² (not insulated) (1 unit)	[½Dwg, ½Final]	\$ 160.00
f) Detached Garage >900 ft ²	[½Dwg, Frame, ½Final]	\$ 320.00
g) Renovation or secondary suite (2 units)	[½Dwg, Frame, ½Final]	\$ 320.00
h) Deck (1 unit)	[½Dwg, ½Final]	\$ 160.00
i) Accessory Building (insulated) (2 units)	[½Dwg, Frame, ½Final]	\$ 320.00
j) Accessory Building (not insulated) (1 unit)	[½Dwg, ½Final]	\$ 160.00
k) Foundation Replacement (3 units)	[½Dwg, Fdn, Anchor, ½Final]	\$ 480.00
l) Optional Service (e.g. Insulation & Vapour Barrier inspection for new dwellings and insulated building projects)		\$ 160.00

Notes for 1 & 2 above:

- If additional inspections are required (e.g. re-inspection of infractions, progress inspection, any changes to the original permit, stop work order, affidavit review, etc.) an extra fee of \$160.00 will be charged.
- If owner/agent does not call WIS for the next required inspection, the missed inspection(s) will be charged for.
- Travel costs are \$.50/km for inspections outside of the municipality on Pre-move inspections only.
- GST is payable and not included in these rates.

3) Houses to be Moved from Within or Outside of the Municipality

Pre-move inspection	\$ 250.00
Post-move inspection (* 4 or 5 units - Post-Move in #1 above for details)	

Notes:

- Travel fee to do a pre-move inspection will be assessed at \$0.50/km return from Hague, SK.
- GST is payable and not included in these rates.

(1 minimum fee commercial billing unit = \$180.00)

4) Commercial / Industrial / Institutional / Multi-Unit Residential

All Buildings (* minimum fees apply)	<u>PBI Fee</u>
* Minimum fees:	
a) Principal Building (larger than 20 m ²) (5 units)	\$ 900.00
b) Addition (4 units)	\$ 720.00
c) Renovation (3 units)	\$ 540.00
d) Accessory Building (insulated) (up to 20 m ²) (3 units)	\$ 540.00
e) Accessory Building (not insulated) (up to 20 m ²) (2 units)	\$ 360.00

Notes:

- If extra inspections are required on minimum fee projects, \$180.00 per inspection will be charged.
- GST is payable and not included in these rates.