

**CITY OF SPRING LAKE PARK
ANOKA COUNTY
STATE OF MINNESOTA**

AGREEMENT FOR SUPPLEMENTAL BUILDING OFFICIAL SERVICES

This Agreement for Building Official Services (“Agreement”) is entered into on this 21st day of October, 2024, by and between the City of Spring Lake Park, a Minnesota municipality, 1301 81st Avenue NE, Spring Lake Park, Minnesota, 55432 (“Jurisdiction”) and Rum River Ventures, LLC DBA Rum River Consultants, a Minnesota limited liability company, 23306 Cree Street NW, Suite 103, St. Francis, Minnesota 55070 (“Contractor”). The Jurisdiction and the Contractor may hereinafter be referred to separately as a “party” or collectively as the “parties.”

RECITALS

WHEREAS, the Jurisdiction needs professional services to fulfill the needs of their building inspection services pursuant to Minn. Stat. § 326B.133; and

WHEREAS, the Contractor has substantial experience as a Building Official and providing building department services implementing the State Building Code and is otherwise qualified to assist the Jurisdiction on an as needed basis for the same; and

WHEREAS, the Jurisdiction desires to contract with the Contractor to provide supplemental building inspection services for the Jurisdiction, effective October 22, 2024; and

WHEREAS, the Contractor is engaged in an independent business and has complied with all federal, state, and local laws regarding business permits and licensing of any kind that may be required to carry out said business and the tasks as set forth in this Agreement; and

WHEREAS, the Contractor is an independent contractor and may be engaged to perform the same or similar activities for other municipalities during the Term of this Agreement and the Contractor shall not work solely on behalf of the Jurisdiction.

NOW, THEREFORE, for the reasons set forth above, and in consideration of the mutual promises and covenants made herein, it is agreed as follows:

1. **Services.** The Contractor shall provide services to the Jurisdiction on an as-requested basis for the prices set forth in Exhibit A attached hereto (the “Services”). The Contractor shall perform the Services in the capacity of a Certified Building Official at the direction of the City Administrator, in accordance with the Minnesota State Building Code, applicable Jurisdiction Ordinances, and applicable Minnesota law. The Jurisdiction understands that all transportation expenses incurred while performing the Services shall be the responsibility of the Contractor. The Contractor reserves the right to change the prices and services offered in Exhibit A and shall provide the Jurisdiction sixty (60) days written notice in advance of any such proposed changes. The Jurisdiction agrees that while performing the Services, the Contractor is acting as a public official on the Jurisdiction’s behalf.

2. **Term.** This Agreement shall commence on the date first written above and be renewed automatically each calendar year (collectively referred to herein as the “Term”), unless otherwise terminated as provided herein. With the execution of this Agreement, it is the intention of the Contractor and the Jurisdiction to review this Agreement annually.

3. **Performance.** The Contractor shall complete the performance of building inspection services in accord with the conditions described in this Agreement. If any additional work outside the scope of building inspection services is contemplated, the Jurisdiction and the Contractor will mutually agree to the parameters of the additional work and anticipated costs as well as timeframe for completion. The Contractor shall maintain licenses by the State of Minnesota as a Certified Building Official and by the Minnesota Pollution Control Agency as a Certified Inspector for on-site septic systems. The Contractor shall perform the Services in a manner consistent with that of a reasonable and prudent Building Official. If any work is requested outside of the scope of the Services set forth in Exhibit A, such work shall not commence until the Contractor and the Jurisdiction agree to the terms, scope, price, and other details in writing (including via electronic mail). Such additional work shall still be subject to the terms and conditions of this Agreement.

4. **Indemnification, Hold Harmless, and Defend.** Any claims that arise against the Contractor, its agents, or employees as a consequence of any act of malice and without good faith on the part of the Contractor, or its agents, or employees while engaged in the performance of the Agreement shall in no way be the obligation or responsibility of the Jurisdiction. The Contractor shall indemnify, hold harmless, and defend the Jurisdiction, its officers, agents, and employees against any and all liability, loss, costs, damages, expenses, claims, or actions, including reasonable attorney fees which the Jurisdiction, its officers, agents, or employees may hereafter sustain, incur, or be required to pay, arising out of services performed under this Agreement or by reason of any act of malice and without good faith of the Contractor, its agents, servants, or employees, in the execution, performance, or failure to adequately perform the Contractor’s obligations pursuant to this Agreement.

This Agreement to hold harmless and indemnify shall not apply to any claim arising out of a situation where the Contractor has previously notified the Jurisdiction in writing of a failure by an owner or permit applicant to comply with the appropriate Code and the Jurisdiction fails to enforce the Code.

Nothing in this Agreement shall constitute a waiver by the Jurisdiction or the Contractor of any statutory limits or immunities from liability, including but not limited to MN Rules 1300.0110, Subpart 9, and Minnesota Statute §466.04.

5. **Independent Contractor.** The Contractor shall perform the Services as an independent contractor of the Jurisdiction, and not as an employee. No withholdings or deductions shall be made from payments due to the Contractor. The Contractor shall not be eligible for benefits, workers compensation, or unemployment benefits. To the extent allowable by law, the Contractor may subcontract the performance of certain administrative or other duties under the Agreement.

6. **Insurance.** During the Term of this Agreement, the Contractor shall maintain the following and will provide the Jurisdiction with evidence of the same upon request: (1) Commercial general liability

insurance coverage with a policy limit of at least \$1,500,000 per occurrence; (2) Business automobile liability coverage with a total liability limit of at least \$1,500,000; and (3) Workers' compensation insurance. If the Contractor is not required by law to carry workers' compensation insurance, in place of proof of workers' compensation insurance, the Contractor may provide a written statement of exemption specifying the particular provision of Minn. Stat. §176.041 that exempts the Contractor from having to carry such coverage. If the Contractor is required by law to carry workers' compensation insurance, the Contractor shall, at the time of execution of this Agreement, furnish evidence satisfactory to the Jurisdiction that the Contractor maintains insurance coverage pursuant to the terms of this Agreement. Jurisdiction shall be named as an additional insured on the commercial general liability insurance policy, providing proof of the same to Jurisdiction upon request.

7. **Warranty of Workmanship and Timely Completion.** The Contractor warrants that all work completed for and within the Jurisdiction shall be done in a workmanlike and timely manner in accordance with applicable industry standards. If the Jurisdiction receives complaints or comments regarding inadequate performance, the Jurisdiction is to inform the Contractor in writing as soon as practical and allow the Contractor the ability to address and answer to said complaint or comment.

8. **Amendments.** Any modifications or changes of any provisions of this Agreement shall only be valid when they have been reduced to writing and signed by the Jurisdiction and the Contractor.

9. **Regulatory Compliance.** The Contractor shall abide by all federal, state, and local laws, statutes, ordinances, rules, and regulations now in effect or hereinafter adopted pertaining to this Agreement or to the facilities, programs, and staff for which the Contractor is responsible. The Contractor shall procure, at the Contractor's expense, all licenses, or other rights required for the provision of the Services. Any violation of laws, statutes, ordinances, rules, or regulations, as well as loss of any applicable license, permit, or certification by the Contractor shall constitute a material breach of this Agreement, regardless of the reason and whether or not intentional, and shall entitle the Jurisdiction to terminate as set forth in this Agreement.

10. **Data Practices Compliance.** The Contractor will have access to data collected or maintained by the Jurisdiction to the extent necessary to perform the Contractor's obligations under this Agreement. The Contractor agrees to maintain all data obtained from the Jurisdiction in the same manner as the Jurisdiction is required under the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. The Contractor will not release or disclose the contents of data classified as not public to any person except at the written direction of the Jurisdiction. Upon termination of this Agreement, the Contractor agrees to return all data pertaining to the Jurisdiction within thirty (30) days of Agreement termination.

11. **Termination.** Either party may terminate this Agreement by providing sixty (60) days written notice to the other party. In the event of a material breach by either party, the Agreement may be terminated with ten (10) days written notice to the other party. If the Jurisdiction elects to terminate based upon an alleged material breach of the Agreement by the Contractor, the Contractor shall have ten (10) days (or the least amount of time reasonably necessary if longer than ten (10) days) to cure the breach.

12. **Billing and Payment.** Invoices shall be submitted periodically (customarily monthly) and are due and payable within thirty-five (35) days of receipt by the Jurisdiction. Past due balances may accrue interest at a rate of 1.0% per month (or the maximum rate of interest permitted by law, if less).

13. **Choice of Law and Venue.** This Agreement is being executed in and is intended to be performed in the State of Minnesota and shall be construed and enforced in accordance with Minnesota law. The parties hereto consent and agree that any legal action arising from or related to the Agreement shall be in Anoka County District Court, State of Minnesota.

14. **Severability.** The provisions of this Agreement shall be deemed severable. If any part of this Agreement is rendered void, invalid, or otherwise unenforceable, such rendering shall not affect the validity and enforceability of the remainder of this Agreement.

15. **Merger.** The Parties acknowledge and represent that no promise or representation not contained in this Agreement has been made to them and acknowledge and represent that this Agreement contains the entire understanding between the Parties and contains all terms and conditions between them.

16. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. For purposes of this Agreement, the use of email, or other electronic medium shall have the same force and effect as an original signature.

IN WITNESS WHEREOF, the Parties hereto have signed and executed this Agreement, both in duplicate, on the day and year first above written.

JURISDICTION

Robert Nelson, Mayor, Spring Lake Park

ATTEST:

Daniel R. Buchholtz, Administrator, Spring Lake Park

CONTRACTOR

Andy J. Schreder, Chief Building Official & Owner
Rum River Consultants, LLC.

Exhibit A Services

Project Specific Services. Administration services required to conduct plan review, and all required inspections associated with a particular project will be charged 80% plan review fees and 80% permit fees due to the Contractor set forth in Exhibit B ("Fee Schedule") attached hereto.

1. The Contractor has the authority and responsibility to determine the project valuation for the purposes of establishing applicable plan review and permits fees for projects assigned by the City Administrator or the Community Development Director. Valuation data may be referenced from the State of Minnesota, the International Code Council, or Exhibit C ("Rum River Consultant's Building Valuation Data Table") attached hereto.
2. The Contractor will submit invoices for Plan Review and Permit Fees following the issuance of the permit.
3. All projects for which the Contractor has been paid will be the responsibility of the Contractor for all site inspections and documentation required until the completion of the work and satisfactory inspections so long as the permit is valid.

As-Needed Inspection Services. On-call and as needed general inspection services during normal business hours will be billed at a rate of \$95.00 per hour at the direction of the City Administrator. The Contractor reserves the right to charge additional hourly fees to become familiar with projects. Inspection-related time will include necessary review of the project file and travel time to the various inspection(s) while within the jurisdiction limits.

Building Plan Review Services. The Contractor will review building construction plans as assigned at a rate of 80% of the plan review fees set forth in Exhibit B ("Fee Schedule") attached hereto, and as calculated in Exhibit C ("Rum River Consultant's Building Valuation Data Table") attached hereto.

Emergency Response Services. When requested to respond to emergency situations outside of normal business hours (Monday through Friday, 8:00 am to 4:30 pm) to evaluate building integrity and allowances to reoccupy at an hourly rate of \$125.00 will be charged, with a 2-hour minimum.

Fire Code Official Services. If the Contractor provides fire code related inspections and enforcement, an hourly rate of \$95.00 per hour will be billed to the Jurisdiction. Fire Code Official services include:

- a. Fire site pre-plan reviews and inspections on new construction
- b. Fire damage assessment inspections
- c. Annual assemblies and hazardous inspections
- d. Hazardous materials reviews and inspections
- e. Storage materials, high pile storage, reviews, and inspections
- f. Tents, canopies, and temporary structures reviews and inspections
- g. Above and underground fuel tanks

- h. New tenant fire reviews and inspections
- i. Fireworks sales reviews and inspections

Plumbing Plan Review Services. The Contractor is authorized and responsible to act in the capacity of “administrative authority” as defined in the Minnesota State Plumbing Code 4714.0203 for plumbing plan review for commercial construction and remodel work as found in Minnesota Rules 1300.0215, Subp. 6 and Minnesota Statute 326B.43, Subp. 2. The Contractor is authorized to bill the jurisdiction 85% of plumbing plan review fees as set forth in Exhibit B (“Fee Schedule”) attached hereto.

Fire Sprinkler/Alarm Plan Review Services. The Contractor is authorized and responsible to act in the capacity of “administrative authority” as defined in MN Statute 299F.011 for plan review and inspection services for new and remodel commercial work related to fire sprinkler and alarm systems. Permits are required as specified by Section 105 of the MN State Fire Code. The Contractor is authorized to bill the jurisdiction 85% of fire sprinkler and alarm system plan review fees as set forth in Exhibit B (“Fee Schedule”) attached hereto. If the Contractor is engaged to perform the site inspections for this type of project, the Contractor is authorized to bill the jurisdiction an additional 85% of the permit fee collected as set forth in Exhibit B (“Fee Schedule”) attached hereto with a minimum fee of \$300.00.

Transportation Costs. The Contractor shall provide transportation to meetings and site inspections within the Jurisdiction at no additional cost in situations where the Contractor has received a percentage of the permit fee. When projects are billed at an hourly rate, transportation costs will include travel time to the various inspection(s) while within the jurisdiction limits.

Septic Systems. The Contractor may provide system design review and inspection services for residential and commercial septic systems and authorized to bill the jurisdiction at the following rates:

- New residential septic systems: \$350.00.
- Residential tank replacement and holding tank systems: \$175.00.
- New commercial and alteration/repair commercial septic systems, in accordance with Minnesota Statute 326B.153, Subdivision 1.
 - The minimum fee for all new commercial septic systems is \$350.00.
- The Contractor will receive 15% of permit fees on all advanced septic systems.

State Delegation. The Contractor may provide Plan review for Public Buildings and State Licensed Facilities per MN Statute 326B.103 at a rate of 85% of the plan review fees as set forth in Exhibit B (“Fee Schedule”) attached hereto. If the Contractor is engaged to perform the site inspections for this type of project, the Contractor is authorized to bill the jurisdiction an additional 85% of the permit fee as set forth in Exhibit B (“Fee Schedule”) attached hereto, with a minimum fee of \$300.00.

The Contractor may provide Fire Sprinkler/Alarm plan review and other Fire inspection services for Public Buildings and State Licensed Facilities at a rate of 85% of plan review fees as set forth in Exhibit B (“Fee Schedule”) attached hereto. If the Contractor is engaged to perform site inspections

for this type of project, the Contractor is authorized to bill the jurisdiction an additional 85% of the permit fee as set forth in Exhibit B (“Fee Schedule”) attached hereto, with a minimum fee of \$300.00.

The Contractor may provide Mechanical Plan Review and Inspections for Public Buildings and State Licensed Facilities at a rate of 85% of the plan review fees as set forth in Exhibit B (“Fee Schedule”) attached hereto. If the Contractor is engaged to perform the site inspections for this type of project, the Contractor is authorized to bill the jurisdiction an additional 85% of the permit fee as set forth in Exhibit B (“Fee Schedule”) attached hereto, with a minimum fee of \$300.00.

Other Services Not Identified. If the Contractor is requested for a service not identified in “Exhibit A”, the rate charged is \$95.00 per hour.

**Exhibit B
Fee Schedule**

Formatted in a way that is Understandable, Explainable, and Defendable

The administration and issuance of permits and the collection of fees shall be as authorized in Minnesota Statutes, Chapter 326B, Minnesota Administrative Rules 1300.0120 and 1300.0160, and as provided by this fee schedule. Fees are to be commensurate with the service provided. Permit fees not specifically identified within this fee schedule are based on the valuation determined by Subdivision 2.

Subd. 1. Permit and Inspection Fees for Residential Building, Commercial Building, Fire Suppression, Fire Alarm, Commercial Mechanical, and Commercial Plumbing. The minimum fee for processing these permits is \$100.00.

Total Valuation	Permit Fee
\$0 to \$2,000	\$100.00 Minimum
\$2,001 to \$25,000	\$83.50 for the first \$2,000 plus \$16.55 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$464.15 for the first \$25,000 plus \$12 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$764.15 for the first \$50,000 plus \$8.45 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,186.65 for the first \$100,000 plus \$6.75 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,886.65 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000; and
\$1,000,001 and up	\$6,636.65 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof

Subd. 2. Project Valuation Determination. Valuation data may be referenced from the State of Minnesota, the International Code Council, or Exhibit C (“Rum River Consultant’s Building Valuation Data Table”) attached hereto.

Subd. 3. Plan Review Fees.

- (A) Plan review fees for building, fire suppression, and fire alarm permits shall be sixty-five percent (65%) of the building permit fees as set forth in Subdivision 1 of this Section.
- (B) Plan review fees for all commercial mechanical permits shall be ten percent (10%) of the permit fee when a project job valuation is determined to exceed \$30,000.
- (C) Plan review fees for all public, commercial, and industrial plumbing permits shall be:

- (a) Systems with both water distribution and drain, waste, and vent systems and having:
 - (i) 25 or fewer drainage fixture units, \$150
 - (ii) 26 to 50 drainage fixture units, \$250
 - (iii) 51 to 150 drainage fixture units, \$350
 - (iv) 151 to 249 drainage fixture units, \$500
 - (v) 250 or more drainage fixture units, \$3 per drainage fixture unit to a maximum of \$4,000; and
 - (vi) Interceptors, separators, or catch basins, \$70 per interceptor, separator, or catch basin design
- (b) Building sewer service only, \$150
- (c) Building water service only, \$150
- (d) Building water distribution system only, no drainage system, \$5 per supply fixture unit or \$150, whichever is greater
- (e) Storm drainage system, a minimum fee of \$150 or:
 - (i) \$50 per drain opening, up to a maximum of \$500; and
 - (ii) \$70 per interceptor, separator, or catch basin design
- (f) Manufactured home park or campground, one to 25 sites, \$300
- (g) Manufactured home park or campground, 26 to 50 sites, \$350
- (h) Manufactured home park or campground, 51 to 125 sites, \$400
- (i) Manufactured home park or campground, more than 125 sites, \$500
- (j) Revision to previously reviewed or incomplete plans:
 - (i) Review of plans for which the city has issued two or more requests for additional information, per review, \$100 or ten percent of the original fee, whichever is greater
 - (ii) Proposer-requested revision with no increase in project scope, \$50 or ten percent of original fee, whichever is greater
 - (iii) Proposer-requested revision with an increase in project scope, \$50 plus the difference between the original project fee and the revised project fee--

- (D) If a permit applicant submits an application that requires plan review and decides not to proceed with the project after the plan review has been completed, the plan review fee will be billed by the jurisdiction to the permit applicant.
- (E) Plan review fees for similar plans are set forth in Minnesota Rules 1300.0160.
- (F) Where a plan review fee is performed and charged, the minimum plan review fee for all permits is \$50.

Subd. 4. State Surcharge on Building, Mechanical, and Plumbing Permits. In addition to the permit fees established in this fee schedule, a surcharge fee shall be collected on all permits issued for work governed by the Minnesota State Building Code in accordance with Minnesota Statutes, Section 326B.148.

Subd. 5. Refunds. The jurisdiction may refund up to 80% of the permit fees in which no work has been done and no inspections have been made. Requests for refunds must be made by the permit applicant in writing within 180 days of issuance. Within 10 business days of receipt, the Contractor must review the refund request and determine the amount to be refunded or deny the refund request for cause. No refunds will be approved or granted for the following: plan review fees, re-inspection fees, or any other services that have previously been rendered.

Subd. 6. Work Without a Permit. Work commenced without a permit may result in additional fees as specified in MN Rules 1300.0160, Subpart 8. Investigative fees are identified in Subp. 10 of this Fee Schedule.

Subd. 7. Validity, Expiration and Suspension or Revocation of Permits. The validity, expiration, and suspension or revocation of permits shall be as provided by MN Rules 1300.0120, Subparts 10, 11, and 12.

Subd. 8. Residential Mechanical Permit Fees for Structures Regulated under the Minnesota Residential Code.

New construction mechanical (includes HVAC system, mechanical ventilation system, and gas lines)	\$150 per dwelling unit
Addition, alteration, remodel, or replacement mechanical	\$125
Basement finish mechanical – if not a rental property & the owner is performing the work	Included with required building permit
Basement finish mechanical – if a rental property and/or the work is being performed by a mechanical contractor	\$125
Furnace, fireplace, air conditioner units, garage heater, gas lines, miscellaneous mechanical appliance, or other minor mechanical work	\$125 per unit, each
Furnace, fireplace, air conditioner units, garage heater, gas lines, miscellaneous mechanical appliance, or other minor mechanical work installed and inspected, simultaneously	\$185 per dwelling unit

Subd. 9. Residential Plumbing Permit Fees for Structures Regulated Under the Minnesota Residential Code.

New construction plumbing	\$150 per dwelling unit
Addition, alteration, remodel, or replacement	\$125 per unit, each
Basement finish plumbing – if not a rental property & the owner is performing the work	Included with required building permit
Basement finish plumbing – if a rental property and/or the work is being performed by a mechanical contractor	\$125
Water heater, water conditioning system, municipal sewer connection, municipal water connection, irrigation system, backflow prevention, or minor plumbing work	\$125 per unit, each
Water heater, water conditioning system, municipal sewer connection, municipal water connection, irrigation system, backflow prevention, or minor plumbing work installed and inspected simultaneously	\$185 per dwelling unit

Subd. 10. Other Permits and Fees.

Residential accessory structures	Refer to Subd. 1 table 65% plan review may apply Max fee: \$850, includes plan review
Structure additions, alterations	Refer to Subd. 1 table 65% plan review may apply
Structure remodel	Refer to Subd. 1 table 65% plan review may apply
Basement finishes	Refer to Subd. 1 table 65% plan review may apply Max fee: \$500, includes plan review
Deck	Refer to Subd. 1 table 65% plan review may apply
Fence over 7 feet high	Refer to Subd. 1 table 65% plan review may apply
Residential structure moving	\$250 Add'l fees if over 60 miles from jurisdiction
Residential roofing	\$125 per dwelling unit
Residential siding	\$125 per dwelling unit
Residential window same size replacement	\$125 per dwelling unit
Commercial demolition	Refer to Subd. 1 table 65% plan review may apply
Residential demolition	\$200 65% plan review may apply
Manufactured home set-up	\$175 Foundations and connections only

Solar/Photovoltaic Systems Residential (up to 3.5kW)	\$175
Solar/Photovoltaic Systems Residential (over 3.5kW)	Refer to Subd. 1 table 65% plan review may apply
Solar/Photovoltaic Systems Commercial	Refer to Subd. 1 table 65% plan review may apply
Association, commercial, industrial, multi-family plumbing irrigation system	Refer to Subd. 1 table 65% plan review may apply
Miscellaneous commercial or residential building permits for which no fee is specifically indicated	Refer to Subd. 1 table 65% plan review may apply
Non-Residential Temporary Heating Equipment	\$150
Inspections which no fee is specifically indicated	\$95 per hour One (1) hour minimum
Additional plan review required by changes, additions, or revisions to previously approved plans	\$95 per hour One (1) hour minimum
Re-inspection fees	\$95 per hour One (1) hour minimum
Investigative Fee, Minnesota Rules 1300.0160, Subp. 8	In addition to the required permit fee but may not exceed the permit fee
Temporary Certificate of Occupancy	\$250
Inspections outside normal business hours	\$150 per hour Two (2) hour minimum
Change of Use/Occupancy	Refer to Subd. 1 table 65% plan review may apply \$300 minimum fee
Septic System - Residential New or Replacement	\$350
Septic System - Commercial New or Replacement	Refer to Subd. 1 table 65% plan review may apply
Septic System - Tank Replacement/Holding Tank	\$175
Operating Permit	\$200 Annually
Maintenance/Pumping Permit	\$10 Triennial

Exhibit C
Rum River Consultant's Valuation Data Table

Residential Permit Calculator

Use	Value Per Square Foot
Slab on Grade	\$17
Crawl Space	\$22
Unfinished Basement (new home or addition)	\$15
Finished Basement Existing Home	\$15
Main/First Floor Area	\$150
Second Floor Area	\$125
Basement Full Finished (new home)	\$25
Attached Garage	\$75
Detached Garage	\$60
Post & Beam Accessory Structure, Interior Finish	\$60
Post & Beam Accessory Structure, Unfinished Shell	\$25
Lean-to	\$25
Carport/Gazebo	\$50
Garage Conversion to Living Space	\$75
Porch, Open	\$55
Porch, 3-Season	\$130
Porch, 3-Season on Existing Deck	\$100
Porch, Screen Porch or Breezeway	\$90
Solarium	\$145
Deck	\$45
Deck, Screen-In & Roof Over Existing	\$50
In-Ground Pool	\$40
Above-Ground Pool	\$15
Masonry Fireplace	\$34,275.64
Remodel, Repair, Alteration, Other	Depends on Scope of Work