

Ryan Waller

From: Ryan Waller
Sent: Tuesday, August 21, 2018 12:44 PM
To: 'Fred'
Cc: Kelly Shaw
Subject: RE: inspections

Hi, Fred.

Thanks for the inquiry. The final inspections are handled by the CD staff. When you are ready for the final inspections or if you have any other permitting questions, please call the Community Development Department at 961-9430.

Thanks again for the questions.

Have a great day!

Ryan

From: Fred <fred@autumnridgedevlopment.com>
Sent: Monday, August 20, 2018 2:03 PM
To: Ryan Waller <rwaller@indianolaiowa.gov>
Cc: Kelly Shaw <kshaw@indianolaiowa.gov>
Subject: Re: inspections

Ryan,

There are a few errors in your Email. 1502 W. Kentucky has had the rough-in inspection completed but no final inspection yet. There are also Units 46 & 47 at 400 S. 8th that have also had the Rough-in inspections completed but not the finals.

Thanks for your time,

Fred

On Aug 20, 2018, at 10:54 AM, Ryan Waller <rwaller@indianolaiowa.gov> wrote:

Hi, Fred.

I hope you had a great weekend. Thank you for clarifying your original question. Here is what we have on file for your development:

- Permit # 57 1502 E Kentucky (New Residential) – This building permit has already been issued an electrical permit. Our records indicate that electric has been inspected and permanent electric was set up the first week of August. There is nothing further to do with electrical.
- Permit # 74 1201 N Ct. (New Residential) - This building permit does not show an electrical permit being issued for the site as of yet. Accordingly, when ready the subcontractors will need to call and schedule with the State.
- Permit # 97 400 S 8th Street (Finished Basement) – This building permit does not show an electrical permit being issued for the site as of yet. Accordingly, when ready the subcontractors will need to call and schedule with the State.

If there is anything we are missing, please let us know. Thanks again for clarifying.

Have a great day.

Ryan

From: Fred <fred@autumnridgedevlopment.com>

Sent: Sunday, August 19, 2018 9:18 AM

To: Ryan Waller <rwaller@indianolaiowa.gov>

Cc: Kelly Shaw <kshaw@indianolaiowa.gov>

Subject: Re: inspections

Hi Ryan;

Obviously we are not on the same page, I am talking about Inspections I am not talking about the new Building Permit application process. I am referring to existing Electrical permits already issued by the City, but have yet to have all Electrical inspections completed. Those existing Electrical permits have already been pulled and paid for by the Electrical Contractor. When the time comes for either the Rough-in Electrical inspection or the Final Electrical inspection on those existing permits, its my understanding, that the State will charge an additional fee over and above the (already paid) City fee to perform those Inspections. So to clarify, onexisting Permits only, If the State charges an additional fee for Inspections who pays for it?

Fred

On Aug 17, 2018, at 3:55 PM, Ryan Waller <rwaller@indianolaiowa.gov> wrote:

Hi, Fred.

Thanks for the email. All of this was reviewed with Rich Parker and other members of our staff. The electrical permit is a separate application. The fees for the State, like the City's, are based on various components that are being installed and inspected. Based on what we heard from local electrical contractors and in speaking with staff from the State (giving examples of typical installs and inspections), the permitting and inspection costs are relatively consistent. You are always welcome to request a fee waiver from the Council if you feel one is warranted.

Have a great day.

Ryan

From: Fred <fred@autumnridgedevlopment.com>

Sent: Friday, August 17, 2018 3:28 PM

To: Ryan Waller <rwaller@indianolaiowa.gov>

Cc: Kelly Shaw <kshaw@indianolaiowa.gov>

Subject: Re: inspections

Ryan

That is wrong, the electrical contractor, as well as all subs, get their inspections from the City (I.E. Rich Parker). For the areas that do not have a City inspector, the State provides Electrical inspections at a additional cost of approx. \$1,000 over and above the Permit fee. Our Building permit with the City Includes electrical inspections, it always has. Indianola's permit fees are already among the Highest in the Metro area. We expect any additional fees incurred, because of Indianola's lack of the proper Personnel, will be paid by the City.

Fred

On Aug 17, 2018, at 1:34 PM, Ryan Waller <rwaller@indianolaiowa.gov> wrote:

Hi, Fred.

It is my understanding from the staff that the electrical subs have always paid for that cost. Instead of paying the City they will now be paying the state until we fill the position.

Ryan

From: Fred <fred@autumnridgedevlopment.com>

Sent: Friday, August 17, 2018 1:24 PM

To: Ryan Waller <rwaller@indianolaiowa.gov>

Subject: Re: inspections

Ryan

Who will be paying the State Inspection cost?

Fred

On Aug 17, 2018, at 1:15 PM, Ryan Waller <rwaller@indianolaiowa.gov> wrote:

Hi, Fred.

I hope this finds you well. I am following up on your inquiry below.

During this transition period all you will need to do is continue to call our community development department to schedule inspections. We have secured the temporary services of David Churchill to assist in the area of plan reviews and inspections. David worked for a number of years in a similar capacity for the City of Clive. He will be spending time in the office in order to accommodate any walk-in visits from customers. The State will be performing the electrical inspections. For the subdivisions, site

plans and stormwater, Snyder and Associates will continue to perform these reviews.

Thanks again.

Have a great weekend.

Ryan

From: Ryan Waller
Sent: Friday, August 10, 2018 8:15 AM
To: Fred <fred@autumnridgedevelopment.com>
Cc: Kelly Shaw <kshaw@indianolaiowa.gov>; Ryan Dowie <r.dowie@mchsi.com>
Subject: Re: inspections

Hi Fred.

Thanks for the inquiry. The development team is currently putting together a listing of responsibilities during the transition. Once that is set we will be communicating that out. We anticipate having this in place prior to Rich's last day.

Have a great one!

Ryan

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On Aug 10, 2018 at 7:13 AM, <Fred> wrote:

Ryan;

Its my understanding that Rich Parker has resigned effective 8/17/18. Currently we have 6 homes under construction, what is the City's plan for Inspections?

Thanks

Fred