

Building Permit Fees (Effective September 1, 2017)

Any work performed without a permit will result in permit fee being doubled

Residential and Non-Residential; New Construction, Addition, Alteration, Renovation, or Repair	\$10.00/\$1,000 cost of construction value (minimum fee of \$50.00)
Administration Fee	\$25.00 flat fee for change of owner/builder, replacement permit or occupancy certificate (original lost or destroyed), zoning interpretation
Change in Use	\$100.00 (plus building permit fee if construction is required)
Certificate of Inspection	Building Code Table 110: \$50.00 per space
Accessory Buildings (barns, dwellings, etc.)	\$10.00/\$1,000 cost of construction value (minimum fee of \$ 50.00)
Chimney	\$150.00 flat fee
Decks/Porches/Gazebos	\$10.00/\$1,000 cost of construction value (minimum fee of \$ 50.00)
Demolition	\$10.00/\$1,000 cost of construction value (minimum fee of \$ 150.00)
Fence (height higher than 6 feet)	\$50.00 flat fee
Fire Alarm (not associated with building permit)	\$50.00 minimum residential/non-residential (\$5.00 per device after 10 devices)
Foundation Only	\$10.00/\$1,000 cost of construction value (minimum fee of \$50.00)
Garage	\$10.00/ \$1,000 cost of construction value (minimum fee of \$50.00)
Mechanical (Sheet Metal/ HVAC)	\$10.00/\$1,000 cost of construction value (minimum fee of \$50.00)
Pools	\$50.00 flat fee above-ground; \$100 flat fee in-ground
Re-Inspection	\$50.00 each
Retaining Walls (4 feet high or higher)	\$10.00/\$1,000 cost of construction value (minimum fee of \$50.00)
Roofing/Siding/Windows	\$10.00/\$1,000 cost of construction value (minimum fee of \$50.00)
Shed (if floor area is greater than 120sf)	\$150.00 flat fee
Signs (commercial/residential)	\$10.00/\$1,000 for commercial (minimum of \$50.00) \$8.00/\$1,000 residential (minimum \$40.00)
Sprinkler (not associated with building permit)	\$100 minimum plus \$2.00 per head
Solar	\$10.00/\$1,000 cost of construction value (minimum fee of \$50.00)
Stove, Solid Fuel Burning Appliance (wood,coal,pellet,other)	\$50.00 flat fee
Suppression System (not associated with building permit)	\$100 flat fee
Temporary Structure (tent, trailer)	\$50.00 residential; \$100.00 per year non-residential
Wireless Communications	\$10.00/\$1,000 cost of construction value (minimum fee of \$50.00)

Notes: There will be a charge for re-inspection necessitated by faulty, incomplete, or non-conformance with the requirements of the Massachusetts State Building Code and/or other applicable rules and regulations.

1. Except for emergencies, as determined by the Building Commissioner, the fees for work started prior to obtaining necessary permits will be **double** the normal fee.
2. A \$50.00 re-instatement fee will be assessed to all permits if a stop work order is issued on a project.
3. Building permits are only valid for 180 days; if no work has commenced within the 180 days, permits will be void and must be re-applied for.

Electrical Permit Fees (Effective September 1, 2018)

****Any work performed without a permit will result in permit fee being doubled****

<u>Residential</u>	Minimum Inspection Fee \$50.00 per Inspection
New Construction Single Family Home, Detached	\$125.00 per 100 amps
New Construction Single Family Home, Attached (two-family, condo, townhouse)	\$125.00 per 100 amps/per unit
Additions/Alterations/Renovations/Repairs (per dwelling unit)	\$50.00 per inspection (minimum of 2 inspections)
Above-Ground Pools (in-ground pools require 2 inspections), Spas, Hot Tubs, Single Appliances, Hot Water Tanks	\$ 50.00 per inspection (minimum of 1 inspection)
Accessory Service & Panel	\$125.00 per 100 amps/per service
Generator	\$50.00 per inspection (minimum of 1 inspection)
Existing Service New/Change (meter & panel)	\$50.00 per inspection (minimum of 2 inspections)
Existing Service/Panel Install Over 200 amps Replacement	\$250.00 base fee plus \$0.50 per amp
Security, Fire Alarm, Low Voltage, Data	\$50.00 per inspection (minimum of 1 inspection)
Temporary Service	\$50.00 per inspection (minimum of 1 inspection)
Re-Inspection Fee	\$50.00 flat fee
<u>Commercial/Business/Industrial/Multi-Family</u>	Minimum Inspection Fee \$75.00 per Inspection
New Construction, Renovation, Alteration, Addition, Repair	\$50.00 per \$1,000 cost of electrical up to \$10,000/ \$5.00 per \$1,000 thereafter
New Service (per tenant space, meter and/or panel)	\$125.00 per 100 amps/per service
Landscape Lighting (parking lots, signs, exterior illumination)	\$5.00 per \$1,000 cost of electrical or fraction thereof rounded to the nearest dollar (minimum of \$75.00)
Security, Fire Alarm, Low Voltage, Data, Phone	\$75.00 per inspection (minimum of 2 inspections)
Temporary Service	\$125.00 per 100 amps
<u>Solar Installations Residential and Non-Residential</u>	residential - \$250.00 flat fee commercial - \$10.00 per \$1,000.00 cost of electrical

Notes: Solar installations can only be performed by qualified licensed professionals.

1. A separate permit must be filed for each dwelling unit or tenant space.
2. If within 60 days following the issuance of a permit no work has commenced or if work has commenced but is not being inspected, the permit shall lapse and become void.
3. All work must be done in accordance with the Massachusetts Electrical Code, NEC and Town By-laws.
4. Town Code States: "All new or increased connections for power or communication in public, semi-public, commercial, and industrial installation must be underground."
5. Fire alarm work not associated with a building permit will require the electrician to pull a building permit under his/her license.
6. A licensed electrician must be present for all inspections (unless otherwise stated by the Wiring Inspector).
7. Anything requiring one inspection, minimum inspection fee applies.

Plumbing & Gas Permit Fees (Effective September 1, 2018)

****Any work performed without a permit will result in permit fee being doubled****

<u>Residential (Plumbing)</u>	<u>Minimum Inspection Fee \$50.00 per Inspection</u>
New Construction	each dwelling unit \$100.00 (1st 5 fixtures) each additional fixture add \$10.00
Additions, Renovations, Alterations	\$65.00 (1st 3 fixtures) each additional fixture add \$15.00
Replacement of single fixture	\$50.00 flat fee
Sewer (public or private), Conversions/Connections	\$150.00 flat fee
<u>Commercial/Business/Industrial/Multi-Family (Plumbing)</u>	<u>Minimum Inspection Fee \$75.00 per inspection</u>
New Construction, Additions, Renovations, Alterations	\$150.00 plus \$20.00 each fixture
Repairs, Replacement of single fixture	\$75.00 base any additional inspections \$50.00 each
<u>Residential (Gas)</u>	<u>Minimum Inspection Fee \$50.00 per Inspection</u>
New Construction/Renovation - (per dwelling unit) Propane (above ground & below ground)	\$100.00 (1st four fixtures) \$15.00 each additional fixture. Propane: above \$50.00, below - \$75.00
Replacement of Single Fixture	\$50.00, any additional inspections \$50.00 each
<u>Commercial/Business/Industrial/Multi-Family (Gas)</u>	<u>Minimum Inspection Fee \$75.00 per Inspection</u>
New Construction/Renovation - (per tenant space/dwelling unit) Propane (above ground & below ground)	\$200.00 (1st four fixtures) \$25.00 each additional fixture. Propane – Above \$75.00, Below - \$125.00
Replacement of Single Fixture	\$100.00 base, any additional inspections \$50.00
Roof Top Units	\$75.00 each

Notes: Existing gas hot water heater requiring both gas and plumbing permits for residential only \$50.00 per heater.

1. A separate plumbing and/or gas permit must be filed for each dwelling unit or tenant space.
2. Only a licensed plumber/gas fitter can perform work on plumbing/gas fixtures.
3. All work must be done in accordance with Massachusetts State Codes and Regulations.
4. A licensed plumber/gas fitter must be present for all inspections (unless otherwise stated by the Plumbing & Gas Inspector).
5. Anything requiring one inspection, minimum inspection fee applies.