

Permit Fee Calculations

As of January 1, 2018, the methodology used to calculate fees charged for building permits for new construction including additions shall be based on the [2019 International Code Council \(ICC\) Building Valuation Data](#). Building permit fees shall be calculated by multiplying the square footage of the project with the ICC building valuation, according to the matching occupancy and construction type. The permit fee multiplier would then be calculated by \$12.00 per thousand of estimated project cost.

Please note this cost includes from the foundation up and incorporates all disciplines. It is your responsibility to break down the project cost at application time. These costs are electrical (fire detection and notifications if applicable), plumbing, gas, mechanical, and building.

Permit Requirements

Please keep in mind that a homeowner's insurance policy may not cover work performed without a proper permit or properly licensed discipline. Securing a building/electrical/plumbing/gas permit is a benefit to you, as it allows an inspection to take place to ensure that all work has been performed in accordance to the ever-changing codes.

When do I need a building permit?

- Accessory buildings over 125 sq. ft
- New Construction, additions, dormers, porches, etc
- Replacement windows
- Siding
- Roofing
- Decks
- Any structural change
- Wall Boarding
- Pellet/wood stoves
- HVAC systems
- Swimming pools over 24 inches in height. Please note it is imperative an electrical permit be obtained for proper grounding.
- Kitchen and Bathroom remodeling – depends on the amount of remodeling, please call for additional information.

*Please call the building department if you may have additional questions relative to your project regarding building permits as this only outlines a portion of the most typical construction.

When do I need a plumbing or gas permit?

Plumbing is the most regulated code in the State of Massachusetts. It is required that a licensed plumber/gas fitter obtain a plumbing permit from the Building Department. This is not limited to but shall include the following:

- Faucet Replacement
- Sink Replacements
- Toilets
- Boilers
- Hot Water Heaters – Be advised plumbers are not licensed electricians; they should not be wiring your electric water heater.
- Gas Appliances

*Please call the Building Department if you are not sure if your project requires a plumbing permit and we will direct you accordingly.

When do I need an electrical permit?

A homeowner is allowed to perform electrical work in their own single-family residence; but this is ill advised due to the constant changes in the electrical code and the potential danger. We strongly advise that you retain a licensed electrician for all electrical work as you may not want to put your family in jeopardy. Please remember that life safety is a joint responsibility.

***Please once again, contact the Building Department if you are not certain that a permit is required.**