

# TOWN OF WESTWOOD

COMMONWEALTH OF MASSACHUSETTS

## BOARD OF SELECTMEN

John M. Hickey, Chairman  
Nancy C. Hyde, Clerk  
Michael F. Walsh, Third Member

Michael A. Jaillet, Town Administrator  
Pamela Dukeman, Finance Director  
Christine E. McCarthy, Executive Assistant

### DECISION BOARD OF SELECTMEN

Date: June 23, 2017

**INCREASE BUILDING PERMIT FEES  
(Agenda Item #4312)**

**Board of Selectmen Meeting, June 19, 2017**

	In Favor	Opposed	Abstention	Not Present
<b>J. Hickey</b>	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>N. Hyde</b>	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>M. Walsh</b>	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**N. Hyde moved to adopt the new schedule of Permitting Fees, as amended. M. Walsh Seconded.  
Unanimous Vote: 3-0**

Distribution:

Pam Dukeman  
Nora Loughnane  
Joe Doyle



Michael A. Jaillet  
Town Administrator



# Town of Westwood

Commonwealth of Massachusetts  
**BUILDING DEPARTMENT**

## BUILDING PERMIT FEES

### **Residential:**

	<u>Existing</u>	<u>Proposed</u>
New Construction: up to 5000 sq. ft. (sq ft includes garage)	\$0.80 per sq. ft.	\$1.00 per sq. ft.
Over 5000 sq. ft. (sq ft includes garage)	\$1.00 per sq. ft.	same
Renovations:		
Minimum unless otherwise noted	\$50.00	\$75.00
Additions, alterations, repairs ( <u>value</u> of the project)	\$10.00 per \$1,000.00	same
Roofing, siding, replacement windows	\$100.00 (\$50.00 for 5 windows or less)	same
Decks	\$75.00	\$10.00 per \$1,000.00
Pools		
Above ground	\$100.00	same
In ground	\$10.00 per \$1,000.00	same
Temporary mobile homes and construction trailers	\$50.00	same
Tool sheds	\$10.00 per \$1,000.00	same
under 200 sq. ft. (Permit not required but must comply with setbacks)		
Demolition	\$50.00	\$75.00
Detached garages (unfinished inside)	\$75.00 per bay	10.00 per \$1,000.00
Re-inspection fees	\$50.00	1 <sup>st</sup> reinspection = \$50.00
(at the discretion of the Building Department, payable prior to inspection)		2 <sup>nd</sup> reinspection = \$75.00
		3 <sup>rd</sup> + reinspection = \$150.00

### **Commercial:**

New Construction:	\$12.00 per \$1,000.00	same
Renovations, alterations, additions, demolition	\$12.00 per \$1,000.00	same
Minimum	\$100.00	same
Construction trailers	\$50.00	\$100.00
Re-inspection fees	\$50.00	1 <sup>st</sup> reinspection = \$100.00
(at the discretion of the Building Department, payable prior to inspection. This includes Town work that is exempt from permit fees.)		2 <sup>nd</sup> reinspection = \$150.00
		3 <sup>rd</sup> + reinspection = \$200.00

**All Other Work:**

	\$10.00 per \$1,000.00	Residential - \$10.00 per \$1,000.00 Commercial - \$12.00 per \$1,000.00
Sprinklers –		
New systems	\$10.00 per \$1,000.00 (+\$1.00 per head)	See Mechanical Fees
Moving Heads (remodeling)	\$1.00 per head	See Mechanical Fees
Minimum fee	\$50.00	See Mechanical Fees
Tents	\$25.00	\$50.00
Carnivals	\$50.00	\$100.00
Signs	\$50.00	same
Replacement Building Cards	\$25.00	\$50.00
Plan review prior to permit application	\$50.00 per half-hour (1 <sup>st</sup> half hour \$0.00)	same
New contractor/same project (requires new permit)	\$10.00 per \$1000.00	same
Based on value of remaining balance of project		
- Residential	\$10.00 per \$1000.00	same
- Commercial	\$12.00 per \$1000.00	same
Commercial Certificate of Occupancy		
In conjunction with a Building Permit	No Charge	same
Without Building Permit	\$50.00	\$100
Temporary Occupancy		
Residential 30-day temporary occupancy	\$50.00	same*
Commercial 30-day temporary occupancy	\$200.00	same*

*\*If a project does not get final sign off prior to the 30-day temporary occupancy period expiring, another temporary occupancy fee will automatically be incurred.*

**PLEASE NOTE: Fees may be tripled for all work started without a permit being issued, includes building, plumbing, electric, gas, and mechanical.**

A non-refundable fee of \$50.00 must be submitted with a residential permit application, and a non-refundable fee of \$100.00 must be submitted with a commercial permit application, to cover the administrative costs of reviewing the permit application and plans. The fee will be credited to the final permit fee if and when the permit is issued.



**Town of Westwood**  
 Commonwealth of Massachusetts  
**BUILDING DEPARTMENT**

**WIRING PERMIT FEES**

**Residential:**

New Dwelling

Under 4,000 square feet	\$150.00	\$200.00
4,001 - 5000 square feet	\$250.00	\$360.00
Every 1,000 sq. ft. over 4,000 (change to 5000 sq. ft.)	\$50.00	\$100.00
<u>Additions/ 2 Inspections</u>	\$60.00	\$90.00
<u>Pools</u> Inground	\$90.00	\$120.00
Above	\$30.00 per inspection	same
Basic Wiring - per inspection	\$30.00	\$65.00 per inspection
Service Upgrade Only	\$30.00	\$65.00
Service Upgrade w/add'l wiring	\$60.00	\$90.00
Lighting Systems	\$50.00	See basic wiring fee
Audio Reproduction (Stereo in Walls)	\$50.00	See basic wiring fee
Telephone	\$30.00	See basic wiring fee
Cable - TV, Data, etc.	\$30.00	See basic wiring fee
Generators	\$20.00 per 1000 kw	\$95.00 (flat fee)
Transfer Switches	\$50.00	See basic wiring fee
Electrical Vehicle Charging Syst.	\$100.00	See basic wiring fee
Optical Fiber Interface Units	\$30.00	See basic wiring fee
Hybrid Cable Interface	\$30.00	See basic wiring fee
Temporary Service	--	See basic wiring fee
Mechanical Wiring (boiler, air conditioning, furnace)	--	See basic wiring fee
Solar Systems	--	\$100.00
Re-inspection Fee	\$30.00	1 <sup>st</sup> reinspection = \$50.00
(at the discretion of the Building Department, payable prior to inspection)		2 <sup>nd</sup> reinspection = \$75.00
		3 <sup>rd</sup> + reinspection = \$150.00

**Commercial:**

1% of the contract value or \$100, whichever is greater when in conjunction with a building permit. \$12.00 per thousand without a building permit. A copy of the signed contract including all labor and materials or an Affidavit of Cost must be submitted with the application. The total projected fee must be submitted at the time of application.

Re-Inspection Fee	\$50.00	1 <sup>st</sup> reinspection = \$100.00
(at the discretion of the Building Department, payable prior to inspection.		2 <sup>nd</sup> reinspection = \$150.00
This includes Town work that is exempt from permit fees.)		3 <sup>rd</sup> + reinspection = \$200.00

**PLEASE NOTE: If work is started and a permit is not obtained within five (5) days or started without the consent of the Wiring Inspector, *the fee may be tripled.***



**Town of Westwood**  
Commonwealth of Massachusetts  
**BUILDING DEPARTMENT**

**GASFITTING PERMIT FEES**

**Residential:**

	<u>Existing</u>	<u>Proposed</u>
1-5 Fixtures	\$35.00	\$50.00
Each Additional Fixture	\$6.00	\$10.00
Gas Water Heater	\$35.00	\$50.00
Gas Test	\$50.00	same
Re-inspection Fee (at the discretion of the Building Department, payable prior to inspection)	\$30.00	1 <sup>st</sup> reinspection = \$50.00 2 <sup>nd</sup> reinspection = \$75.00 3 <sup>rd</sup> + reinspection = \$150.00

**Commercial:**

1% of the contract value or \$100, whichever is greater when in conjunction with a building permit. \$12.00 per thousand without a building permit. A copy of the signed contract including all labor and materials or an Affidavit of Cost must be submitted with the application. The total projected fee must be submitted at the time of application.

Re-Inspection Fee (at the discretion of the Building Department, payable prior to inspection. This includes Town work that is exempt from permit fees.)	\$50.00	1 <sup>st</sup> reinspection = \$100.00 2 <sup>nd</sup> reinspection = \$150.00 3 <sup>rd</sup> + reinspection = \$200.00
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**PLEASE NOTE: If work is started without obtaining a Gas Fitting Permit, the fee may be tripled.**



**Town of Westwood**  
Commonwealth of Massachusetts  
**BUILDING DEPARTMENT**

**PLUMBING PERMIT FEES**

**Residential:**

	<u>Existing</u>	<u>Proposed</u>
1-5 Fixtures	\$50.00	same
Each Additional Fixture	\$10.00	same
Electric Water Heater	\$35.00	same
Dishwasher	\$35.00	same
Sewer Connection	\$35.00	same
New Second Meter	\$30.00	same
Water Service	\$35.00	same
Re-inspection Fee (at the discretion of the Building Department, payable prior to inspection)	\$30.00	1 <sup>st</sup> reinspection = \$50.00 2 <sup>nd</sup> reinspection = \$75.00 3 <sup>rd</sup> + reinspection = \$150.00

**Commercial:**

1% of the contract value or \$100, whichever is greater when in conjunction with a building permit. \$12.00 per thousand without a building permit. A copy of the signed contract including all labor and materials or an Affidavit of Cost must be submitted with the application. The total projected fee must be submitted at the time of application.

Sewer Connection	\$35.00	\$50.00
New Second Meter	\$30.00	\$50.00
Water Service	\$35.00	\$50.00
Re-Inspection Fee (at the discretion of the Building Department, payable prior to inspection. This includes Town work that is exempt from permit fees.)	\$50.00	1 <sup>st</sup> reinspection = \$100.00 2 <sup>nd</sup> reinspection = \$150.00 3 <sup>rd</sup> + reinspection = \$200.00

**PLEASE NOTE: If work is started without obtaining a Plumbing Permit, the fee may be tripled.**



**Town of Westwood**  
Commonwealth of Massachusetts  
**BUILDING DEPARTMENT**

**MECHANICAL & SPRINKLER PERMIT FEES**

**Residential:**

HVAC, Sprinklers, Sheet Metal, Fans  
Minimum Fee

**Existing**

\$10 per \$1000  
\$50.00

**Proposed**

same  
\$75.00

Re-inspection Fee  
(at the discretion of the Building Department, payable prior to inspection)

\$30.00

1<sup>st</sup> reinspection = \$50.00  
2<sup>nd</sup> reinspection = \$75.00  
3<sup>rd</sup>+ reinspection = \$150.00

**Commercial:**

1% of the contract value or \$100, whichever is greater when in conjunction with a building permit. \$12.00 per thousand without a building permit. A copy of the signed contract including all labor and materials or an Affidavit of Cost must be submitted with the application. The total projected fee must be submitted at the time of application.

Re-Inspection Fee  
(at the discretion of the Building Department, payable prior to inspection.  
This includes Town work that is exempt from permit fees.)

\$50.00

1<sup>st</sup> reinspection = \$100.00  
2<sup>nd</sup> reinspection = \$150.00  
3<sup>rd</sup>+ reinspection = \$200.00

**PLEASE NOTE: If work is started without obtaining a Mechanical Permit, the fee may be tripled.**



# Town of Westwood

Commonwealth of Massachusetts  
**BUILDING DEPARTMENT**

## 780 CMR, Section 110, Schedule & Proposed fees for periodic inspections of existing buildings

<u>Use Group</u>	<u>Occupancy Load</u>	<u>Certification Period</u>	<u>Fee</u>
<b>A-1</b> Movie theaters or Theaters for the performing arts	> 400 persons	1 yr.	\$200
	≤ 400 persons	1 yr.	\$100
<b>A-2</b> Restaurants, nightclubs or similar uses	> 400 persons	1 yr.	\$200
	≤ 400 persons	1 yr.	\$100
<b>A-3</b> Lecture halls, dance halls, places of worship, rec centers, etc.	> 400 persons	1 yr.	\$200
	≤ 400 persons	1 yr.	\$100
<b>A-4</b> Low Density Recreation		5 yrs.	\$100
<b>E</b> Education, day care	> 400 persons	1 yr.	\$200
	≤ 400 persons	1 yr.	\$100
<b>I-1</b> Group homes		1 yr.	\$75
<b>I-2</b> Hospitals, nursing homes, mental hospitals, , memory care, certain day care facilities	If not licensed By DMH	2 yrs.	\$100 + \$5 per bed
	If any license By DMH	1 yr.	\$100 + \$5 per bed
<b>I-4</b> Adult and child care facilities	< 50 persons	1 yr.	\$75
	≥ 50 persons	1 yr.	\$150
<b>R-1</b> Hotels, motels, boarding houses	< 20 rooms	1 yr.	\$100
	≥ 20 rooms	1 yr.	\$100 + \$5 per room
<b>R-2</b> Multi Family	< 5 units	5 yrs.	\$100
	≥ 5 units	5 yrs.	\$100 + \$5 per unit
<b>R-2</b> Summer Camps for children		1 yr.	\$75
<b>R-3</b> Facilities licensed By DDS or DMH	< 20 rooms	1 yr.	\$100
	≥ 20 rooms	1 yr.	\$100 + \$5 per room
<b>R-4</b> Residential care/assisted living/ memory care	≤ 16 persons	1 yr.	\$100
	> 16 persons	1 yr.	\$100 + \$5 per room
<b>Any</b> Facilities licensed by the ABCC	≤ 125 persons	1 yr.	\$100
	> 125 persons	1 yr.	\$100 + \$1 per add'l person
<b>Common Victualer</b> facilities	< 50 persons	1 yr.	\$75
	≥ 50 persons	1 yr.	\$75 + \$1 per add'l person
<b>Fire Escapes</b>		5 yrs.	\$75