

TOWN OF WEST STOCKBRIDGE, MASS.

Building Permit Fee Schedule

as of: August 1, 2008

Minimum permit fee: \$35.00

Maximum permit fee: \$10,000.00

Permits are required for:

In general, permits are required for roofing, siding, insulation, replacement windows, and sheetrock at a charge of \$5.00 per \$1000.00, or fraction thereof, of the signed contract. A copy of the signed agreement, as required under MGL c 142A, 2, shall be provided and agreed to by the Building Official prior to the issuance of any permit under this section.

Permits are required for: All new residential construction, as well as additions, alterations and repairs, decks, porches and three season rooms; this includes private attached and detached garages, barns, gazebos, sheds and pool enclosures, outdoor wood-fired boilers, fences, temporary structures like tents.

Permits are required for: All new commercial, industrial, religious and educational (private) structures, as well as additions, alterations and repairs to commercial, industrial, religious and educational buildings and structures. This includes awnings, fences, wood-fired outdoor boilers and temporary structures like tents.

Cost of permits for Residential and Commercial Permits:

\$5.00 per \$1000.00 estimated cost, or fraction thereof, based upon substantial data or a signed contract and agreed to by the Building Official.

Swimming Pools: Private above ground pools \$35.00
Private in ground pool \$50.00
Public pools \$100.00

Trenches: \$35.00

Tennis courts: \$50.00

Stoves: wood, gas, pellet, corn, coal, inserts: \$35.00

Fences: \$35.00

Tents: \$35.00

Demolition: residential and commercial: 500 sq/ft or less \$35.00
500-2000 sq/ft \$50.00
over 2000 sq/ft \$100.00

Signs: \$35.00 for up to \$500 cost of sign and installation
\$100.00 for over \$500.00 cost of sign and installation

Certificate of Occupancy, residential: \$35.00 each. For multi-family buildings, \$35.00 each for first 3 units and \$25.00 for each 2 additional units.

Certificate of Occupancy, commercial: \$35.00 for first 10,000 sq/ft of gross area and \$2.00 for each additional 1,000 sq/ft of gross area.

NOTES:

- (A) Where work for which a permit is required, by ordinance, is started prior to obtaining said permit, the fees herein specified shall be doubled, but payment of such double fee shall not relieve any person from fully complying with the requirements of the building code in the execution of the work nor from any other penalties prescribed herein.
- (B) An additional charge of \$35.00 will be made by this department and must be paid by the contractor or other person doing the work for each additional inspection resulting, in the opinion of the Building official, from defective work caused in whole or in part by the use of improper or un-workmanlike installations or where the job was not completed, or by improper filing of permit application; such as wrong address, etc.
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Plan examination fee: Minimum \$150.00 Maximum \$250.00

A plan examination fee shall be assessed when plans and specifications and/or a Chapter 34 review are submitted to the Building Inspection department for review and comment for any project. This does not apply to 1 and 2 family dwellings deemed “typical” by the Building Official. This plan examination does apply to 1 & 2 family dwellings deemed “atypical” by the Building Official.

The Building Official will determine the plan examination fee at the time of submission based upon:

- The size and complexity of the project.
 - The time required for plan review.
 - The time required for research and preparing comments based on the Mass State Building Code, the Mass Architectural Access Board (AAB) regulations, and the Town of West Stockbridge Bylaws.
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Periodic Inspections as per 780 CMR 106 as per table below:

Required minimum inspections for Specified Use Groups as per 780 CMR 106						
USE GROUP	USE GROUP DESCRIPTION	INSPECT CYCLE	MAX CERTIF PERIOD	FEE		
A-1	theater over 400 capacity	semi-annual	1 year	\$125		
A-1	theater 400 or less	annual	1 year	\$75		
A-2r	restaurant, etc over 400	annual	1 year	\$125		
A-2r	restaurant, etc 400 or less	annual	1 year	\$75		
A-2nc	nightclub, over 400	annual	1 year	\$125		
A-2nc	nightclub 400 or less	annual	1 year	\$75		
A-3	lecture halls etc over 400	annual	1 year	\$125		
A-3	lecture halls etc under 400	annual	1 year	\$75		
A-4	Churches, low density rec	3 years	3 years	\$75		
A-5	stadiums, outdoor	annual	1 year	\$75		
A	special amusement	annual	1 year	\$75		
E	Educational	annual	1 year	\$75		
E	child day care	annual	1 year	\$75		
I-2	hospital, nursing home	2 years	2 years	\$125 per 100 beds + \$3 per 10		
I-3	prison, jail, restrained	2 years	2 years	\$125 per 100 beds + \$3 per 10		
R-1	hotels, motels, dorms	annual	1 year	\$75 per 4 units + \$3 per unit		
R-2	multi-family	2 years	2 years	\$125 per 4 units + \$3 per unit		
R-1	residential detox	2 years	2 years	\$125		
R-2	summer camp	annual	1 year	\$75 per 25 kids + \$3 per 5		
R-3 or 4	group residence	annual	1 year	\$75 per 6 beds + \$3 per bed		
R-5	limited group residence	annual	1 year	\$75 per 6 beds + \$3 per bed		

Frequency of inspection listed above is the maximum for certification. The building official may deem a particular occupancy as requiring a more frequent inspection and certification process.