

# Chapter 4 Buildings

**State law reference** - Regulation of buildings by town, Building Inspector, G.L. c. 143, sec. 3. Inspection and regulation, generally, G.L. c. 143. State Building Code, 780 CMR, secs. 100 et seq; Massachusetts State Plumbing Code, 248 CMR 2.00 et seq; Massachusetts Fuel Gas Code, 248 CMR 3.00 through 8.00.

**Cross reference** - Electricity, Plumbing and Gas, Ch. 5. Numbering of buildings by the Board of Selectmen, Sec. 2-44. Establishment of the housing authority, Sec. 2-61. Gas inspector and assistants, Secs. 2-65 to 2-67. Placement of materials in erecting, repairing or removing buildings, Sec. 13-7. Erection or maintenance of canopies, awnings, etc., over streets and sidewalks, Sec. 13-9. Zoning, generally, see Ch. 15.

## Section

- 4-1. Deleted.
- 4-2. Building fee schedule.
- 4-3. Numbering of buildings.

### Sec. 4-1. Deleted.

**Editor's note.**—Effective January 1, 1975, the State Building Code is mandatory for all buildings and structures in the state.

### Sec. 4-2. Building fee schedule.

#### BUILDING PERMIT FEES

The fee for all building permits shall be computed at the rate of \$11.00 per thousand dollars (\$1,000) of estimated construction cost (in the case of condominium and apartments - per unit) with the noted exceptions and additions noted below.

The estimated construction cost shall be computed by multiplying the gross floor area (sq. ft.) By the nation's average square foot cost as published in the latest edition of "Means Cost Data" by R. S. Means Co., Inc., Duxbury, MA.

When work is started without the applicable permit, the applicable fee can be DOUBLED upon first notification, and can be TRIPLED subsequent to completion.

No fees paid are refundable or transferable.

Minimum Fee .....	\$ 30.00
Roofing, siding, above ground pools, minor repairs (less than \$8,000) .....	30.00
Demolition .....	200.00
Moving a Structure .....	500.00
Signs (\$11.00 per One Hundred (\$100.00) Dollars est. Cost Minimum Fee ..	50.00
Plan Review	
One and two family new construction .....	50.00
Commercial repair, alteration .....	100.00
Commercial new construction .....	200.00
Issuance of Occupancy Permit for existing structure .....	100.00
Issuance of Certificate of Inspection	
Churches, low density recreation and similar uses, educational, child care center, multi-family dwellings in excess of 2 units .....	40.00
Hospitals, nursing homes .....	75.00
Site Plan	
Change of use .....	150.00
New construction/addition .....	300.00
Amended .....	100.00

**Exception:** No fee for permit or certification shall be required for Town of Stoneham structures. (10-26-98, Art. 25)

**Sec. 4-3. Numbering of buildings.**

Every occupied building shall have a street number affixed or painted to it unless otherwise exempted in writing by the Police or Fire Chief. The owners of every building shall comply with such order within ten days thereafter. (10-26-98, Art. 25)