

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 Select Board, 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.
- 4-4. Stretch Energy Code

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 \$13.00 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	\$ 55.00
Roofing, siding, above ground pools, minor repairs (less than \$5,0000).....	55.00
Demolition	200.00
Moving a Structure	500.00
Signs (\$13.00 per One Hundred (\$100.00) Dollars est. Cost Minimum Fee ..	55.00
Plan Review	
One and two family new construction	100.00
Commercial repair, alteration	150.00
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	80.00
Hospitals, nursing homes	100.00
Site Plan	
Change of use	300.00
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)

Sec. 4-4. Stretch Energy Code. *Effective January 2, 2018 (5-1-17, Art. 22)*

Sec. 4-4.1 Definitions.

International Energy Conservation Code (IECC) – The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards.

Stretch Energy Code – Codified by the Board of Building Regulations and Standards as 780 CMR Appendix 115.AA of the 9th edition Massachusetts building code, the Stretch Energy Code is an appendix to the Massachusetts building code, based on further amendments to the International Energy Conservation Code (IECC) to improve the energy efficiency of buildings built to this code.

Sec. 4-4.2 Purpose.

The purpose of 780 CMR 115.AA is to provide a more energy efficient alternative to the Base Energy Code applicable to the relevant sections of the building code for new buildings.

Sec. 4-4.3 Applicability.

This code applies to residential and commercial buildings. Buildings not included in this scope shall comply with 780 CMR 13, 34, 51, as applicable.

Sec. 4-4.4 Stretch Code.

The Stretch Code, as codified by the Board of Building Regulations and Standards as 780 CMR Appendix 115.AA, including any future editions, amendments or modifications, is herein incorporated by reference into the Town of Stoneham General Bylaws, Chapter 4.

The Stretch Code is enforceable by the Inspector of Buildings or Building Commissioner.