



TOWN OF WESTMINSTER BUILDING DEPARTMENT

BUILDING PERMIT FEES – Effective 07-01-2013

One and two-family dwellings; New construction, Additions, Alterations or Renovations, and Accessory Buildings including Roofing and Siding	\$25.00 + <ul style="list-style-type: none">▪ \$25 for value < \$1,000 (min \$50)▪ Construction value (< \$15,000) x .008%▪ Construction value (> \$15,001) will be calculated on ICC value OR stated value whichever is higher
Multi-family, Commercial, Industrial and Non-residential new construction: Alterations/Renovations and Accessory Buildings	\$25.00 + <ul style="list-style-type: none">▪ \$25 for value < \$1,000 (min \$50)▪ Construction value (< \$15,000) x .008%▪ Construction value (> \$15,001) will be calculated on ICC value OR stated value whichever is higher
Municipal	Same as non-residential fees above or fee may be waived by Board of Selectman
Swimming Pools	\$50.00 above-ground \$100.00 in-ground
Sheet Metal Permit	\$25.00
Residential Solar	\$200.00 Flat fee
Demolition	\$75.00
Signs 1 – 10 sq. ft. > 10 sq. ft.	\$35.00 \$75.00
Solid fuel burning appliance Wood / Pellet / Corn	\$35.00
Smoke Detector installation / upgrade Fire Dept. Review & Inspection	\$25.00
Occupancy Permit for construction Valued at greater than \$15,000, (Final OC to be included in base fee)	\$50.00
Temporary Occupancy only as allowed by 780 CMR (90 days maximum)	\$30.00
ADDITIONAL FEES	
Special Inspection fee (including re-inspection)	\$25.00 minimum
Special plan or site review including engineering services	\$25.00 minimum PLUS applicant may be charged any costs incurred for such service
Replacement of lost Building Permit card	\$50.00

WORKING WITHOUT A PERMIT WILL REQUIRE THE FEE TO BE \$300 OR DOUBLE THE CONSTRUCTION VALUE FEE – WHICHEVER ONE IS HIGHER

THE ABOVE FEES ARE TO BE BASED ON THE SQUARE FOOT VALUES PER USE CONTAINED IN THE ICC BUILDING VALUATION REPORT WITH APPROPRIATE COST MODIFIERS OR BY REFERENCE TO ACTUAL VALUES



TOWN OF WESTMINSTER
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PLUMBING / GAS FEES

Effective July 1, 2013

(Plumbing Permits and Gas Permits are TWO separate permits and fees)

RESIDENTIAL & COMMERCIAL

New Construction - Plumbing	\$160 + \$5 per fixture
New Construction - Gas	\$80 + \$5 per fixture
Plumbing and or Gas Renovations/Additions	\$80 + \$5 per fixture
Underground propane lines from tank to building	\$80 + \$5 for generator or pool heater only
Gas piping re-tests	\$40
<i>Each dwelling unit requires a separate permit for that unit</i>	

RESIDENTIAL & COMMERCIAL REPLACEMENTS

Replacement or installation of gas, oil, electric water heaters, storage tanks, gas stoves, water conditioners, tank less coils, back flow preventers or any other Plumbing or Gas related equipment	\$40
New Construction - Gas	
Re-inspection Fee	\$40

Total fees for all permits and inspections may be determined by the Plumbing and Gas Inspector according to the above schedule and/or not to exceed 10% of the building permit fee for the construction and/or 2% of the value of the plumbing and/or gas work.

NOTE: In addition to the permit fee, a penalty of double the fee will be charged if work is begun before a permit is issued and/or in violation of the provisions of 248 CMR, Section 2.04 (3).

As per 248 CMR, Section 2.04(3)(B): the repair of leaks in a faucet, valve, or other working part of a plumbing fixture, and the clearance of a stoppage: but not including the alteration, replacement or relocation of any faucet, valve, or other working part of a plumbing fixture or device, water supply, sewer, drainage, leader soil, waste, vent or similar piping or work affecting public health shall be deemed a minor repair for which no permit shall be required



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ELECTRICAL PERMIT FEES

Effective July 1, 2016

RESIDENTIAL

New Dwelling Unit	\$250.00
Each additional attached unit	\$150.00
<i>(Above fee includes up to 4 inspections per unit)</i>	
Additional Inspections	\$50.00
Repair Work	
Construction value up to \$25,000	\$50.00
Construction value \$25,001 - \$50,001	\$75.00
Construction value > \$50,001 - \$100,000	\$100.00
Construction value > \$100,001 and up	\$150.00
<i>(Above construction values are as determined by Building Dept Value)</i>	
Service Change	
Up to 200 AMP	\$50.00
400 AMP	\$75.00
Sub-panels	\$30.00
Generator with switch	\$80.00
Generator (standalone)	\$50.00
Swimming Pools and Hot Tubs	
Above-ground	\$50.00
In-ground	\$75.00
Individual Items	
Septic Pump	\$50.00
Temporary Service	\$50.00
Security system	\$50.00
Oil and Gas burners	\$50.00
Fire and Burglar alarms	\$50.00
Incidentals (e.g. Siding Removal)	\$30.00
Solar systems – Flat Fee	\$150.00
Re-Inspection	\$50.00
All other items not listed	\$50.00

COMMERCIAL

Non-Residential (Commercial-Business-Industrial)	
New Construction/Addition (MINIMUM COST)	\$100.00
► 1% of the electrical construction including materials or the minimum fee, whichever is greater. Proof of the estimate may be required with the application. Subject to change with the scope of the final cost of the work.	1% of total
Repair/Alteration – Subject to the same terms as listed above.	1% of total
Municipal Work – Subject to the same terms as listed in above; Fees may be waived by the Board of Selectman	1% of total
Other Fees	
Commercial Meter	\$75.00
Additional meter/temporary service	\$50.00
Photo data work – <i>Subject to the same terms as listed above</i>	1% of total
Maintenance Permit	\$150.00
Solar Commercial fee is 1% of the total electrical cost including the electrical material cost	1% of total
Other work not listed	\$50.00
Conditions of Electrical Permit	
*Permits expire one year from the date of issue, or if contractor is changed. An extension may be granted for good cause if requested in writing and approved by the Wiring Inspector. Permit fees doubled upon failure to apply for a permit and pay the appropriate fees as required by <i>MGL 143 Section 3</i>	
**Permit fees may be waived ONLY by the Board of Selectman in writing Re-inspection fee will be \$50.00 for violations and work not completed per inspection Written Opinions \$50.00	