

TOWN OF WENDELL BUILDING DEPARTMENT FEE SCHEDULE

Phil Delorey Building Inspector & Zoning Agent
Town Offices, Morse Hill Road 978 544 3395
Wendell, MA 01379

For Inspections and Appointments
Call 978 544 2236
between 8AM-8PM or
Email at phil.delorey@gmail.com

Building Permit Fee Schedule

Minimum building permit fee for Contractors _____ \$50.00
Minimum building permit fee for Homeowners doing own minor work/repairs _____ \$25.00

For All new construction, additions or renovations, see chart on reverse side to determine cost of construction, for purpose of fee determination. Building Permit Fee is based on \$6.00 per \$1,000 of value of construction

Miscellaneous: minimum fees for specific projects not listed on (reverse side) Fee Schedule:

Roofing, siding or replacement windows, minor repairs:

Homeowner ___ \$25.00 Residential/Contractor ___ \$50.00 Commercial ___ \$75.00

Swimming Pool: Above Ground.....	\$50.00	In Ground	\$100.00
Demolition:			\$50.00
Chimney new/repair			\$50.00
Fireplace			\$100.00
Solid fuel burning appliances.....			\$35.00
Amusement Devices and booths			\$10.00/ unit
Fence (over 6 feet) Retaining wall (over 4 feet).....			\$50.00
Special Purpose temporary tents and trailer.....			\$50.00
Signs - over 50 sq. ft.			\$50.00
Solar Projects valued less than \$8,000.....			\$50.00
Solar Projects valued more than \$8,000, \$6.00/per thousand			
Re-inspection fee, (any inspection called for but not ready).....			\$50.00
Submittal of new plans after plan review			\$100.00
Large commercial plan review			\$100.00
Exceptionally large or complicated projects, multi-family, commercial or industrial projects, additional review fees may be required.			
Inspection and Occupancy permit (when no bldg permit is required)			\$ 50.00

ZONING

Zoning clearance for Business Certificate..... \$10.00
Written zoning determination

FEE DETERMINATION SCHEDULE ON REVERSE SIDE

VALUE OF PROJECT: In order to keep the fees equitable for all buildings, the cost of construction is determined as follows. This valuation procedure does not affect taxation by the Board of Assessor's.

The Town will consider a reasonable actual cost of construction if homeowner is performing the work themselves. Otherwise, for All new construction, additions and renovation, see chart below to determine cost of construction, for purpose of fee determination. If project is not related to new square feet the fee will be based upon a sound estimate of the cost of construction.

Building Permit Fee is based on \$6.00 per \$1,000 of value of construction

- All new construction for dwelling units/additions \$150/sq.ft.
- Sunrooms \$100/sq.ft.
- Basement renovations \$ 50/sq.ft.
- Residential accessory buildings & non-living space \$ 30/sq.ft.
- Residential garages \$ 30/sq.ft.
- Mobile Homes \$ 50/sq.ft.
- Conversion of non-residential space to living space \$120/sq.ft.
- Agricultural barns \$ 30/sq.ft.
- Commercial A,B,E,H,I & M Use groups new construction/additions \$200/sq.ft.
- Commercial accessory buildings \$ 50/sq.ft.
- Industrial F,S & U Use groups new construction/additions buildings \$ 75/sq.ft.
- Conversion of non-comc'l/indus'l space to comc'l/indus'l spc \$150/sq.ft.

If project is not related to new sq.ft., the fee will be based upon a sound estimate of the cost of construction.

FEES: Once the cost of construction is determined, the fee is based on \$6 per \$1,000 of value, e.g., copy of contract for renovations, square foot value for new construction.

There is a minimum permit fee of \$50, except for homeowners performing miscellaneous repairs (above).

Municipal permit fees are waived

ALL FEES WILL BE DOUBLED IF CONSTRUCTION IS BEGUN WITHOUT A PERMIT

Approved by the Board of Selectman and effective on March 31, 2016