

Town of Somerset, MA

Building Dept. 508-646-2805 / fax: 508-646-2842

Residential (eff. 7/1/15):

New Construction- 1, 2 & multi-family dwellings	\$.55 per sq. ft. of living space
Additions, Garages, Barns & Carports	\$.40 per sq. ft. / \$100.00 min.
Tool Sheds & Gazebos (over 120 sq')	\$.35 per sq. ft. / \$35.00 min.
Zoning Permit (Out-buildings under 120 sq')	\$35.00
Decks & Porches	\$.35 per sq. ft. / \$40.00 min.
Demolition	\$45.00
Wood Stoves (Wood, Gas & Pellet)	\$55.00
Fireplaces	\$65.00 per installation
Chimneys (incl. Flues, Power Vents & Metal Pipes)	\$45.00
Fences	\$30.00
Alterations & Repairs	\$8.00 per \$1,000 / \$40.00 min.
Re-Inspection Fee	\$40.00
Occupancy Permits	\$70.00
Swimming Pool	Hot Tubs- \$40.00 (outdoor) In ground- \$125.00 Above ground- \$60.00
Sun or 3-Season Room	\$.35 per sq. ft. / \$100.00 min.
Siding, Roofing & Window-Door Replacement	\$45.00 (each category)
Foundation Only (2 inspections)	\$80.00
Moving Buildings	\$50.00
Signs	\$40.00
Towers & Antennae	\$8.00 per \$1,000 after \$10,000 or more - \$150.00 min.
Replacement / Temporary Trailer	\$50.00
Mechanical, Sheet Metal, HVAC & Solar Panels	\$70.00
Miscellaneous Fee	\$45.00
Working without a permit	\$100.00

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Industrial, Commercial & Non-residential (eff. 7/1/15)

Retail, Office, Medical & Educational Space	\$.60 per sq. ft.
Industrial, Warehouse or Open Space Building	\$.60 per sq. ft.
Alterations, Interior Renovations & Additions to Existing Building	\$20.00 per \$1,000 / \$150 min.
Roofing , Siding or Windows	\$16.00 per \$1,000.00 / \$150.00 min.
Temporary Trailer or Structure	\$100.00
Towers	\$12.00 per \$1,000.00 / \$150.00 min.
Disk or Antenna	\$300.00 per New Unit \$165 Replacement
Temporary Tent	\$75.00
Demolition	\$5.00 per \$1,000 of demo cost. Minimum fee of \$100.
Signs	\$100.00
Temporary Signs (60 Day Maximum)	\$40.00
Occupancy Permit (New Tenant)	\$200.00
Swimming Pool	In ground- \$200.00 Above ground- \$100.00
Mechanical / Sheet Metal: HVAC, Solar Panels / Systems, Fire Detection & Protection Systems	\$155.00
Fence	\$100.00
Certificate of Inspection (annual)	\$40.00
Multi-Family Inspection	\$20 per Unit
Miscellaneous Minimum Fee	\$50 per Inspection
Working without a permit	\$200.00

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PLUMBING & GAS DEPARTMENT FEES (eff.7/1/15)

Residential	\$60.00 per permit & 1 Fixture Free \$10.00 for each Additional Fixture
Commercial	\$100.00 for permit; \$15.00 per fixture
Hot Water Heaters (one inspection)	Plg & Gas permit needed - Only One Fee
Residential	\$50.00
Commercial	\$80.00
Plumbing & Gas Demolition/Capping	
Residential	\$50.00 per permit
Commercial	\$75.00 per permit
Gas Violations (Re- Inspection to be paid before Inspector returns)	See Below

*******Permits not taken in a timely manner will be charged a late filing fee at a rate of two times the amount of the original permit*******

Commercial - Gas Only:

Gas Appliances

- \$60.00 Fee + \$15.00 per appliance/item for 1,000 - 199,000 BTUs
- \$70.00 Fee + \$15.00 per appliance/item for 200,000 -299,000 BTUs
- \$90.00 Fee + \$15.00 per appliance/item for 300,000 - 399,000 BTUs
- \$100.00 Fee + \$15.00 per appliance/item for 400,000 - 499,000 BTUs
- \$120.00 Fee + \$15.00 per appliance/item for 500,000 - 599,000 BTUs
- \$140.00 Fee + \$15.00 per appliance/item for 600,000 - 699,000 BTUs
- \$160.00 Fee + \$15.00 per appliance/item for 700,000 - 799,000 BTUs
- \$180.00 Fee + \$15.00 per appliance/item for 800,000 - 899,000 BTUs
- \$200.00 Fee + \$15.00 per appliance/item for 900,000 - 999,000 BTUs

Note: Add \$15.00 for each 500,000 BTU or ratio thereof over 999,000 + \$15.00 per appliance/item

All Residential Plumbing and Gas Permits are based on two inspections

All Commercial Plumbing and Gas Permits are based on three inspections

All re-inspections and additional inspections for Residential Plumbing & Gas permits are \$40.00 each

All re-inspections and additional inspections for Commercial Plumbing & Gas permits are \$50.00 each

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ELECTRICAL DEPARTMENT FEES (eff.7/1/15) : Residential

New Dwellings & Modular Homes	Underground Service \$140.00 Per Unit Overhead Service \$100.00 Per Unit
Additions, Garages & Barns	\$70.00
Refurbish Existing Building	\$70.00
Outlets added - Existing Building	\$50.00
Major Appliances & Water Heaters	\$50.00
Service Upgrade & Temporary Service	\$50.00
Swimming Pool	In ground- \$75.00 Above ground- \$50.00
Fire and/or Burglar Alarms	\$50.00
Miscellaneous	\$50.00
Solar Systems	\$80.00

ELECTRICAL DEPARTMENT FEES (eff. 7/1/15) : Commercial, Industrial, Non-residential

All work under this category unless specifically listed below	\$100.00 plus 1% of value of work No maximum
Maintenance Permits For maintenance and alterations per Chapter 141, Section MGL	Minimum 1st Person \$250.00 per year each Additional Person \$225.00 per year
Fire and/or Burglar Alarms	\$60.00
** Reinspection & additional inspections to be paid before Inspector returns	\$40.00

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