



Town of North Reading
Building Department
235 North Street
North Reading, MA 01864
978-357-5240 – fax 978-664-1713

RESIDENTIAL & COMMERCIAL BUILDING PERMIT FEES

RESIDENTIAL PERMITS	FEES
Any new construction, alterations	FEES
Minimum Residential Permitting Fee	\$50.00
Foundations for new homes and additions, fee shall not be subtracted from building permit.	\$200.00 Street bond per Town Engineer \$1500.00
New construction including, new structures, additions, remodeling, alterations, windows, siding, etc.	\$12 per thousand construction cost. The construction cost shall parallel with ICC Building Valuation Data.
Demolition Permit	\$100.00, plus street bond per Town Engineer \$1500.00
Chimneys	\$12.00 per thousand
SHEET METAL	FEES
New construction, additions HVAC/Sheet metal	\$12.00 per thousand
Replacement HVAC system no sheet metal	\$50.00
Sheet Metal Only	\$12.00 per thousand of cost of work
SWIMMING POOLS	FEES
In ground pool, requires fence design at same time	\$12.00 per thousand Plus Street Bond Per Town Engineer \$1500.00
Above ground pools, may require fence design	\$100.00
TEMPORARY USES	FEES
Tents	\$50.00
Temporary Construction Storage Trailers	\$100.00 per trailer – Permit valid for 180 days
Temporary Office Trailers	\$100.00 per trailer – Permit valid for 180 days
Storage sheds under 200 square feet – zoning purposes	\$25.00
SIGNS	FEES
5% of cost of sign and labor	\$50.00 Minimum
MISCELLANEOUS	FEES
Duplicate Permits, Re-Inspection fees, Occupancy Permit	\$50.00
Permit withdrawal, Take Over, Extensions	\$100.00
Stop Work Order	\$100.00
ROOFING PERMITS RESIDENTIAL	\$12.00 per thousand
COMMERCIAL PERMITS	FEES
Minimum Commercial Permit Fee, Including Occupancy	\$100.00
New construction including interior alterations	\$13.00 per thousand

Payment is due at time of application. Please be advised permit fees are non-refundable.

Building permits for new homes and additions will only be issued after foundation as-built is received and approved. Submittal of application is not approval for construction to commence. Be advised Permit is required on site as per Massachusetts State Building Code R109.4. Any work commencing without obtaining a Building permit shall be subjected to a FINE of \$100.00 and a DOUBLE PERMIT FEE.

Revised 1/11/2019 – Unlisted fees shall be determined by the Building Official.



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RESIDENTIAL ELECTRICAL PERMIT FEES

PERMIT TYPE	FEES
New Construction, Additions, Alterations	FEES
New Construction - .0021 x the total cost of construction as written on permit.	Example \$300,000.00 x .0021 = \$630.00
Additions, Basement Renovations	\$210.00
Kitchens	\$120.00
All other room renovations.	\$110.00
Total Rehabilitation not to include service	\$225.00
General Interior work	FEES
Outlets, Switches, luminaires, etc. 1 to 10	\$40.00
11 to 20	\$50.00
Anything over shall be determined by Building Official or Electrical Inspector.	
MINIMUM ELECTRICAL FEE	\$40.00
Appliances	FEES
Air conditioning and Heat Pumps	\$100.00 Each unit
Hot water heaters, Boilers, circulators, stoves, etc.	\$40.00
Emergency Generators	\$55.00
Specialty items	FEE
In Ground Pools	\$80.00
Above Ground Pools	\$50.00
Saunas, Hot Tubs, Jacuzzi	\$40.00
Low voltage, Security systems, alarms, pumps, etc.	\$50.00
Service Panel	FEES
Main Service panel up to 200 AMPs and sub-panels	\$75.00
Main service panel over 200 AMP's	\$150.00
Temporary Service, Transformers	\$50.00
Meter Removal for siding	\$40.00
Re-Inspection	FEES
Re-inspection fee for failed inspection	\$40.00
Work performed without proper permits other than emergencies, shall be fined \$100.00 & double permit fee.	\$100.00 fine, shall not be less than this amount.
Solar Panels and other	FEE
Solar panels	\$100.00
Additional equipment	\$40.00 Minimum base fee

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Please note any fee not specifically listed shall be determined by the Building Official or Electrical Inspector.



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COMMERCIAL ELECTRICAL PERMIT FEES

PERMIT TYPE	FEES
New Construction, Additions, Alterations	FEES
New Construction - .0026 x the total cost of construction as written on permit.	Example \$300,000.00 x .0026 = \$780.00
Additions, Alterations, Tenant Fit-up not including service.	\$150.00
Outlets, Switches, Luminaires, etc. 1-10	\$65.00
11-20	\$85.00
Anything over shall be determined by Building Official or Electrical Inspector.	
MINIMUM ELECTRICAL FEE	\$65.00
SPAS, POOLS, Pumps	FEES
Swimming pools	\$150.00
Hot Tubs & Spas, Pumps	\$125.00
HEATING & COOLING	FEES
Air conditioning and Heat Pumps	\$75.00 Each unit
Hot water heaters, Boilers, circulators	\$65.00
SERVICE	FEES
Main Service Panel up to 400 AMP's. Each 100 AMP above is an additional \$25.00.	\$150.00 \$25.00 per 100 AMP
Sub-panels, feeders and meters	\$65.00
Transformers, Generators, etc.	\$65.00
SPECIALITY ITEMS	FEE
Appliances are minimum fee for first appliance and \$10.00 per additional appliance. (Such as stoves, dryers, etc.)	\$65.00 plus \$10.00 per additional.
Office Furniture Relocation (walls)	\$75.00 per 500 sq. ft. of area.
Signage	\$65.00
Audio/Video/Data/Phone-Systems	\$65.00
Low voltage, Security systems, alarms, not including fire	\$75.00
Under Ground Service Inspections	\$150.00
Carnivals	\$125.00
RE-INSPECTION FEE	FEES
Re-inspection fee for failed inspection	\$65.00
Work performed without proper permits other than emergencies, shall be fined \$100.00 & double permit fee.	\$100.00 fine, shall not be less than this amount.
Solar Panels and other	FEE
Solar panels	\$200.00
Additional equipment, service meter, etc.	\$150.00

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Please note any fee not specifically listed shall be determined by the Building Official or Electrical Inspector.



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RESIDENTIAL & COMMERCIAL PLUMBING PERMIT FEES

RESIDENTIAL PERMITS	FEES
New Construction, Additions, Alterations	FEES
New Construction - .0021 x the total cost of construction as written on permit.	Example \$300,000.00 x .0021 = \$630.00
Renovations & Alterations Minimum \$65.00, plus \$10.00 per additional fixture. Electric hot water heaters plumbing fee \$35.00, see Electric.	\$65.00 Minimum.
RE-INSPECTION FEE	\$65.00
MINIMUM RESIDENTIAL PLUMBING FEE	\$65.00
COMMERCIAL PERMITS	FEES
New Construction - .0023 as written on Building Permit.	Example \$300,000 x .0023 = 690.00
Additions & Alterations minimum fee of \$85.00, plus \$15.00 per additional Fixture.	\$85.00
Piping Changes Including Limited Drains, Water, Shower, Backflow Preventers per unit, Etc.	\$75.00 Per Fixture
Water Heater Replacements	\$85.00 Per Unit
Any other item not listed shall be a minimum fee and be at the discretion of Building Official and Plumbing Inspector if additional fees apply.	\$75.00
MINIMUM COMMERCIAL PLUMBING FEE	\$75.00
Re-inspection Fees shall not be less than	\$75.00 Per Unit

RESIDENTIAL & COMMERCIAL GAS PERMIT FEES

Residential Gas	FEES
New Construction	\$85.00
Additions and Heating	\$75.00
Replacement of appliances including boiler & water heaters	\$60.00 Per Unit
MINIMUM RESIDENTIAL GAS FEE	\$60.00
Commercial Gas	FEES
New Construction, Including Additions & Alterations.	\$125.00 and \$12.00 per additional fixture
Replacement of Gas Units & Appliances	\$75.00 Per Unit
MINIMUM COMMERCIAL GAS FEE	\$75.00

Payment is due at time of application. Please be advised permit fees are non-refundable.

Revised 1/12/2019

Any fee not specifically listed shall be determined by the Building Official, Gas, or Plumbing Inspector. Work performed without proper permits other than emergencies, shall be fined \$100.00 & double permit fee.