

# TOWN OF OAK BLUFFS

## RESIDENTIAL & COMMERCIAL BUILDING PERMIT AND INSPECTION FEES

January 1, 2016

### RESIDENTIAL PERMIT FEES\*\*\*

New Single Family Residence	\$6.50/\$1,000 based on <b>BVD*</b> Construction Cost \$300 minimum	
SFR Addition/Alteration/Structural Repair	\$6.50/\$1,000 of Actual Cost** \$200 minimum	
Demolition / Partial Demolition	\$ 500/ \$250 Flat Fee	
Express Permit Minor Alteration / Repair. Sheds less than 100 sf. <b>(NO STRUCTURAL WORK)</b>	\$ 75.00 Roofing, Siding, Window Replace, Decking, Fence, Etc. <i>Express Permits are Issued at the Discretion of the Building Inspector</i>	
Minor Structural Work	\$6.50/\$1,000 of Actual Cost* \$150.00 minimum	
Accessory Vehicle and or Storage Building Up to 500 SF	\$6.50/\$1,000 based on <b>BVD*</b> construction cost \$150 minimum	
Accessory Building Up to 750 S.F.	\$6.50/\$1,000 based on <b>BVD*</b> construction cost* \$300 minimum	
Accessory Building Under 100 S.F.	\$ 75.00 Express Permit Flat fee	
Temporary Structures Less than 180 Days Over 400 S.F.	\$ 75.00 Tents or structures of any material for assembly of 10+ persons for any event. Over 50 persons see Building Inspector	
Temporary Storage Structures Less than 180 Days Over 400 S.F.	\$150.00 6100sf up to 500sf. <b>For Storage Only.</b> \$250.00 6 500sf up to 2500sf. <b>For Storage Only.</b>	
<b>ALL REINSPECTIONS ARE \$75.00</b>		
<b>PLUMBING</b>	Permit \$65.00	Inspections \$60.00
<b>GAS</b>	Permit \$65.00	Inspections \$60.00
<b>WIRING</b>	Permit \$65.00	Inspections \$60.00
<b>MECHANICAL</b>	Permit \$65.00	Inspections \$60.00
<b>REPLACEMENT OF LOST OR DESTROYED PERMITS \$100.00</b>		

New Commercial Building	\$6.50/\$1,000 based on <b>BVD*</b> Construction Cost \$400 Minimum	
Commercial Addition / Alteration	\$6.50/\$1,000 of Actual Cost** \$300 Minimum	
Site Work Permit	\$6.50/\$1,000 of Actual Cost** \$300 Minimum	
Foundation / Concrete	\$6.50/\$1,000 of Actual Cost** \$300 Minimum	
<b>Commercial PLUMBING &amp; GAS</b>	Permit \$100.00	Inspections \$75.00
<b>Commercial ELECTRICAL / WIRING</b>	Permit \$100.00	Inspections \$75.00
<b>Commercial MECHANICAL</b>	Permit \$150.00	Inspections \$ 75.00

### COMMERCIAL PERMIT FEES\*\*\* INCLUDING HEALTH CARE

### CERTIFICATES

Residential Certificate of Occupancy	\$ 25.00
Temporary Certificate of Occupancy	\$ 50.00
Commercial Certificate of Occupancy	\$ 50.00
Certificate of Conformance	\$10.00
Certificate of Inspection	\$ 50.00

### MISCELLANEOUS PERMIT FEES\*\*\*

Swimming Pool (If Not Permitted on Building Permit)	\$150.00 Minor Structural Application Includes Inspection
Solar Array Installation	\$150.00 Minor Structural Application Includes Inspections
Solid Fuel Burning Appliance	\$150.00 Solid Fuel Application Includes Inspection
Sheet Metal Permit	\$75.00
Mechanical Permit, Commercial Solar/Wind	\$6.50/\$1,000 of Actual Cost** \$150.00 Minimum
Trench Permits	\$75.00
Sign Permits	\$30.00
Storage Shed (Up to 150 sf. use Express Application)	See Accessory Building Above
Structure Relocation 500 S.F. or Larger	\$500.00

\* **BVD** is the "average" construction costs per square foot, which can be used in determining permit fees for Oak Bluffs. See Page Two. First Time Home Owners Who Demonstrate That They Qualify for the MV Land Bank Transfer Fee Exemption Will Pay \$4.50/\$1000 of BVD.

\*\* Actual Cost Includes All Materials and Labor. If In The Opinion of The Building Inspector The Estimated Cost Does Not Reflect The Actual Cost, The Building Inspector May Use BVD to determine the Estimated cost.

\*\*\* permit types not defined are \$6.50/\$1000 of cost, \$300 minimum. Fees Will Be Doubled For Work Performed Prior To Issuance of a Permit.

**BUILDING VALUATION DATA "BVD"**  
**Square Foot Construction Costs** <sup>a,b,c,d</sup>

Use Group Group (2012 International Building Code)	Type of Construction									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB	
A-1 Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21	
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15	
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99	
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99	
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48	
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26	
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15	
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76	
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18	
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44	
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44	
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	NP	
H2,H3,H4 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67	
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76	
I-1 Institutional, supervised environment	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72	
I-2 Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	NP	281.10	254.09	NP	
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	NP	186.16	161.17	NP	
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74	
I-4 Institutional, day care facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72	
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36	
R-1 Residential, hotels	184.11	177.46	172.55	164.31	152.38	148.31	164.31	136.85	132.55	
R-2 Residential, multiple family	154.38	147.73	142.82	134.58	123.25	119.18	134.58	107.72	103.42	
<b>R-3 Residential, one- and two-family</b>	<b>143.93</b>	<b>139.97</b>	<b>136.51</b>	<b>132.83</b>	<b>127.95</b>	<b>124.61</b>	<b>130.57</b>	<b>119.73</b>	<b>112.65</b>	
R-4 Residential, care/assisted living facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72	
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67	
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67	
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63	

- a Private Garages Use Utility Miscellaneous
- b Unfinished Basements All Use groups \$15 Per Square Foot
- c For Shell Only Deduct 20 Percent
- d NP= Not Permitted

## Fee Instructions

For **new Construction** determine the project square footage ÷ SF<sub>0</sub>. Determine =basement SF. Use the table to determine the SF cost based on the type of construction and the use. For a house use R-4/VB. For a garage use U/VB. For Basement the cost is \$15 PSF.

Plug the square Foot number. And the square foot cost into the formula below. The town fee is %0.65 of the average cost of construction.

$$\text{SF} \times \text{BVD Cost} \times 0.0065 = \text{FEE}$$

e.g. 2,500 SF House made of wood (R-3/VB).  $2,500 \times 112.65 \times 0.0065 = \$1,830$

**Plus cost of basement (note b)**

**2,500 Basement x 15 x .0065 = \$243.75 plus \$1,830 for total of \$2,074**

For **Renovations and other projects** take the total cost of construction including all materials and multiply by 0.0065. \*\*\*\*

**E.g. on a bathroom remodel all contractors estimates plus all fixtures or materials not included in the contract times 0.0065**

**Contractor's bid price plus vanity, sinks, toilet and tile.**

**\$9,500 in contracts \$2,220 if misc. materials**

**\$11,720 x 0.0065 = \$76.18 use \$200 minimum fee**

\*\*\*\*If the Building Inspector does not find the estimated cost credible he may the new construction method to determine the fee.