

Building Permits

Under the Massachusetts Building Codes, a building permit is required for the alteration, change of use, and construction of all new buildings, including accessory buildings, and for any repairs or reconstruction which will alter a structure. Building permits are also required for the construction of swimming pools, permanent outdoor signs, etc.. The Building Department issues permits for all construction in Dracut.

Application Process

Application forms and information on current filing fees for building permits are available from the Building Department. Building Department staff will assist applicants in completing a permit application to meet the requirements of the specific type of construction proposed. They will also indicate the other boards and departments whose approval must be sought in each particular case, and will suggest the most expeditious course of action.

In cases where the chart of "Table of Permitted Uses," Section 2.11.30 of the Zoning Bylaw, stipulates that a proposed use is allowed only after final approval of a Special Permit or after wetlands protection review, those procedures must be followed before a building permit can be issued. (Please refer to other chapters of this guide for a description of the relevant procedures.)

The Building Commissioner or Building Inspector has 30 days in which to respond to a completed application for a building permit.

Failure to Act

In the event the Commissioner or Inspector fails to act within the 30-day period, the permit is granted automatically.

Appeal

In the event a permit is denied, the applicant may appeal to the Zoning Board of Appeals or other appropriate state or local agency. Information regarding appeal procedures in specific circumstances is available in the Building Department.

Period of Validity

Building permits lapse if substantial construction is not begun within 180 days of the date on which the permit is approved, unless an extension is granted by the Building Inspector.

BUILDING FEES/ EFFECTIVE JUNE 24, 2003

APPLICATION FEE	\$ 25.00
<u>(New Residential, Multi-family, or Commercial requiring Review)</u>	
•RESIDENTIAL *	\$.40 sq.ft.
Major Alterations	\$.40 sq.ft.
NEW COMMERCIAL - INDUSTRIAL	.25/sq.ft. And
	\$35.00/inspection
MINOR HOMEOWNER REPAIRS	\$50.00
DECKS ROOFS, & SIDING	\$100.00
Windows 1-10 = \$50 11-15 = \$75 16+ = \$100	\$100.00
SHEDS	\$30.00
GARAGES	
ONESTALL	\$100.00
TWO STALL	\$200.00
POOLS In-	
Ground	\$ 150.00
Aboveground	\$ 50.00
MOVING STRUCTURES	\$300.00
WOOD STOVES	\$ 35.00
ISSUANCE OF OCCUPANCY PERMITS	
Residential	\$ 35.00
Commercial	\$100.00
DEMOLITION OF BUILDINGS	
House	\$100.00
Commercial/Industrial	\$200.00
FREE STANDING SIGNS	
Electric	\$150.00
Wall	\$65.00
Wood	\$60.00
Real Estate	\$150.00 annually
Re-Inspection	\$ 50.00
Permit renewal	\$ 50.00
Zoning Verification Letter	\$ 25.00

In no case shall a permit for a Single Family dwelling unit be less than \$300.00.

Any work started prior to obtaining a permit, fee will be doable.

* Finished - Occupied Space/Living Space

