

Residential/Single-Family:

Residential per SQUARE FOOT Projects:	(Square Feet = S.F.)	Fee per S.F. in Dollars
New Dwelling Construction < 4000 Square Feet ('SF'):		\$0.75
Addition/Alteration/Repair/Remodel/Covered Porch/Sunroom:		0.75
Garage/Accessory Structure (> 200 SF): (under 200 SF = Shed Registration)		0.75
Deck, Ramp, Elevated Walkway:		0.75
Marine Docks, Floats, Piers:		1.50
Wind Turbine, Energy Tower		75. + \$5./ft. of height
Minimum Application Fee For the Above:		100.00

Residential FIXED-FEE Projects:	Fixed Fee in Dollars
Roof-Mounted Solar Panel Array:	\$100
Ground Mounted Solar Panel Array:	150.
Foundation Permit Only:	150.
Swimming Pool:	125.
Demolition:	125.
ESS (Battery Storage Unit) (NOTE: Fire Dept. Permit ALSO Required)	100.
Residential Fire Sprinkler:	100.
Mechanical/Alarm: (No Additional Fee If part of a Building Permit)	100.
Sheet Metal: (No Additional Fee If part of a Building Permit)	100.
Greenhouse, Tennis/Sports Court, Retaining Wall:	75.
Temporary Tents (>400 SF) each:	75.
Fences (over 7 feet /84 inches) :	75.
Woodstove, Solid Fuel Burning Appliance:	75.
Chimney, Fireplace, Power Vent:	75.
Certificate of Completion (if Requested by Permit Holder):	40.
Temporary Certificate of Occupancy (if Requested & Approved):	50
Certificate of Occupancy (if Required by Code):	75
Express Permits: Roofing, Siding, In-Kind Window & Door Replacement (NO CHANGES to Rough Openings), Insulation/Weatherization, Res. ONLY Per Item, Per Dwelling:	75
1st Re-Inspection Fee ⁵	75.00
2nd Re-Inspection Fee ⁵	100

- 1) **Permit Fees** for Work begun without a Permit will be Doubled at Minimum at Commissioner's discretion.
- 2) **Submit payment in advance** with your application for Fixed Fee items ONLY.
- 3) **Per square Foot Calculations must be made by the Building Inspector.**
You will be notified once the Permit Fee has been calculated.
- 4) **Cost of all inspections** (not Including Re-Inspections or Certificates of Occupancy) is included in permit fee.
- 5) **Re-Inspection fee(s)** WILL BE CHARGED as a result of a requested inspection where the work is non-compliant, incomplete, not ready, or if the premises is locked or not readily accessible. **It is the Permit Holder's responsibility** to ensure that the Inspector has proper access and instructions for each Inspection.
- 6) Permit Holder is welcome to request partial inspections, though an additional inspection fee will be charged.
- 7) **Re-inspection Fee must be paid PRIOR to scheduling a re-inspection.**
- 8) **Certificates of Completion are not a Code requirement but are available upon request for a fee of \$40.**

Orleans Building Department Permit Fee Schedule

Effective 7/1/2024

Zoning Permits/Registrations:

Permit/Application Type:	Fixed Fee In Dollars
Residential Shed Registration (< 200 S.F.):	\$75
Non-Residential Shed Registration (< 120 S.F.):	100
Permanent Sign:	50
Residential Temporary Tent (>400 S.F.):	75
Temporary Structure (Storage Container, etc) Valid for 180 days: (zoning setbacks may apply)	100
Yard Sale: (max. 2 per year per location, 1 on-premise sign ONLY)	10
Architectural Review Committee Sign Permit Application (Non-residential only):	20
Architectural Review Committee Application (All Other):	50
Old King's Highway Historic District Committee Fees	
Certificate of Appropriateness Application:	25
Certificate of Exemption Application:	10
Postage for Abutter Notices (varies):	TBD

Commercial Permits:

Per S.F. Project Type:	(Square Feet = S.F.)	Per Square Foot Fee in Dollars
New Construction - Industrial, Commercial, Multi-Family:		\$0.90
Addition - Commercial/Industrial:		0.90
Wind Turbine/Energy Tower:		75 + \$10/ft. of height
Roof-Mounted Solar PV Array:		75. + .25/SF
Ground-Mounted Solar PV Array:		75. + .25/SF
Repairs, Renovation, Remodeling:		0.90
Minimum Fee for the Above:		125.00
Fixed-Fee Project Type:		Fixed Fee In Dollars
Demolition:		\$125
Re-Roofing/Re-Siding:	(per Building, Structure or Housing Unit-NOT EXPRESS)	\$100
Tents/Awnings:		100
Fire Sprinkler System:		150
Mechanical or Sheet Metal :		125
Tennis/Sports Court:		125
ESS/Battery Storage/Power Generating Station: (NOTE: Fire Dept. Permit ALSO Required)		250
Change of Use/Occupancy:		100
Certificate of Occupancy (if Required by Code):		100
Temporary Certificate of Occupancy (if Req'd. by Occupant) OR Cert. of Completion:		75
1st Re-Inspection:	\$ 100	2nd Re-Inspection: \$125
ZBA Special Permit/Variance Application Fee (Not Including Abutter Postage):		\$200

1) **Permit Fees for Work begun without a Permit** will be Doubled at Minimum.

2) **Submit payment in advance** with your application for **Flat Fee items ONLY**.

3) Per square Foot Calculations **must be made by the Building Inspector**.

You will be notified once the Permit Fee has been calculated.

4) Fees for all inspections (not Including Re-Inspections, CO's, CoC's) are included.

5) **Re-Inspection fee(s)** will be charged as a result of a requested inspection

wherein the work is non-compliant, incomplete, not ready, or if the premises

is locked or not readily accessible. **It is the Permit Holder's responsibility to ensure**

that the Inspector has clear access instructions for every inspection.

Orleans Building Department Permit Fee Schedule

Effective 7/1/2024

Section 110 Periodic/Annual Inspection Certificate Program

Performed Annually by the Orleans Building Department and the Orleans Fire Department

Section 110.7, MA Building Code, Ninth Edition, states:

The building official shall inspect periodically existing buildings and structures and parts thereof in accordance with Table 110 entitled Schedule for Periodic Inspections of Existing Buildings. Such buildings shall not be occupied or continue to be occupied without a valid certificate of inspection. Periodic inspections required by this section do not apply to residences operated or licensed by the Massachusetts Department of Developmental Services and subject to 780 CMR 51.00: Massachusetts Residential Code.

Structures Currently Inspected by the OBD under Section 11.7:

- 1) Each Place of Assembly with an Occupant Load of 50 persons or more.
- 2) All Establishments that Serve Alcohol, such as Bars, Restaurants, Meeting Halls, Lodges.
- 3) Day Care Centers, Preschools, Hotels, Motels, Inns, B & B's, Churches, Boarding Houses, Nursing Homes, In-Patient Care Facilities, and residential Common Rooms.
- 4) All Non-Residential Exterior Egress Structures (Fire Escapes, Exterior Stairways)

Annual 110 Fee Single Areas of Assembly:	\$100
Annual 110 Fee for Hotels, Motels, Inns, B & B's:	100. + 10. per guest room
Fire Escapes/Exterior Egress Structures (5 year Interval):	50
Late Fee If Certificate Expires Prior to Renewal:	50
Fine For Failing to Renew/Continued Violation:	150
Replacement Certificate:	25

- 1) Certificate Holders are responsible** for requesting their Annual Inspections prior to Expiration and Paying the Required Fee(s) in Advance. **Request and Payment** can be made through the Online Permitting System or by calling or emailing the Building Department.
- 2) Cited violations** must be corrected within 30 days or enforcement action may be undertaken.
- 3) Additional Fines** may be assessed at the discretion of the Building Commissioner

110.7 Periodic Inspections. The *building official* shall inspect periodically existing buildings and structures and parts thereof in accordance with Table 110 entitled Schedule for Periodic Inspections of Existing Buildings. Such buildings shall not be occupied or continue to be occupied without a valid Certificate of Inspection. Periodic inspections required by this section do not apply to residences operated or licensed by the Massachusetts Department of Developmental Services and subject to 780 CMR *One- and Two-family Dwellings*.

Schedule for Periodic Inspection of Existing Buildings

(See Chapters 3 and 4 for complete descriptions of use groups.)

Use Group	Use Group	Use Group Description	Minimum Inspections	Maximum Certification Period
A-1	Movie theaters or theaters for performing acts (stage and scenery)	> 400 occupant load ≤: 400 occupant load	Semi – annual Semi – annual	One year One year
A-2	Restaurants, Night Clubs or similar uses	> 400 occupant load ¹ ≤: 400 occupant load ¹	Semi –annual ¹ Annual ¹	One year One year
A-3	Lecture halls, churches and places of religious worship, recreational centers, terminals, <i>etc.</i>	> 400 occupant load ≤: 400 occupant load	Semi –annual Annual	One year One year
A-4	Low density recreation and similar uses.		<i>see note 4.</i>	Five years
A	Special amusement buildings or portions thereof.		<i>see note 4.</i>	One year
E	Educational, day care		<i>see note 4.</i>	One year
I-1	Group home		<i>see note 4.</i>	One year
I-2	Residents incapable of self preservation – hospitals, nursing home, mental hospitals, certain day care facilities.		<i>see note 4.</i>	Two years ³
I-3	Residents restrained – prisons, jails, detention centers, <i>etc.</i>		<i>see note 4.</i>	Two years
I-4	Adult and/or child day care facilities.		<i>see note 4.</i>	One year
R-1	Hotels, motels, boarding houses, <i>etc.</i>		<i>see note 4.</i>	One year
R-1	Detoxification facilities		<i>see note 4.</i>	Two years
R-2 ²	Multi-family		<i>see note 4.</i>	Five years
R-2	Summer Camps for children.		Annual	One year
R-4	Residential care/assisted living facilities		Annual	One year
Any	Facilities licensed by the Alcohol Beverage Control Commission where alcoholic beverages are served and consumed.		Annual as per M.G.L. c. 10, § 74	One year as per M.G.L. c. 10, § 74
Any	House museums (<i>see</i> Chapter 34 for definition)		Annual	One year
Any	Fire escapes, <i>etc.</i> per Chapter 10		Five years	Five years

Notes:

When appropriate for A-2 uses, the inspection for the Certificate of Inspection should include and be timed to satisfy the requirements of M.G.L. c. 10, § 74.

1. Building inspections in this use group may be performed by a qualified third party acceptable to the *building official* that includes but is not limited to: *registered design professional* or individuals with qualifications comparable to a *building official* as per section 103
2. One year for facilities licensed or operated by DMH.
3. Prior to issuance of new certificate.

General Note: It is the responsibility of building “owner”, as defined in Chapter 2, to meet the inspection requirements in this table for continued use and occupancy. The maximum certification period specified in the table is intended to provide administrative flexibility. For uses allowing more than one year maximum certification period, the *building official* may determine the certificate validity term. For example, an R-2 building could be certified for one, two, three, four or five years.

110.7.1 ABCC licensed Establishments. Certificates of inspection for establishments intending to sell alcoholic beverages to be consumed on the premises shall be governed by M.G.L. c. 10, § 74 and the inspection schedule in section 110.7. The *building official* may issue a temporary inspection certificate, once co-signed by the *building official* and by the head of the fire department, effective to a date certain for the establishment.

