



TOWN OF LENOX
MASSACHUSETTS

BUILDING INSPECTION DEPARTMENT
As voted by the TOWN OF LENOX,
BOARD OF SELECTMEN on

Effective Date	MAY 1,	2011
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Table 110

Schedule for Periodic Inspections of Existing Buildings
(See 780 CMR, chapters 3 and 4 for a complete description of the use groups)

(Initial notification, periodic inspection and certification for all use groups is \$100.00)

Use Group	Use Group	Use Group Description	Minimum Inspections	Maximum Certification Period	Fees for 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	\$100.00 \$100.00
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	\$100.00 \$75.00
A-3	Lecture halls, churches and places of Religious worship, recreational centers, Terminals, etc.	> 400 occupant load ≤ 400 occupant load	Semi - Annual Annual	One Year One Year	\$100.00 \$75.00
A-4	Low density recreation and similar uses		see note 4	Five years	\$100.00
A	Special amusement buildings or portions thereof.		see note 4	One year	\$75.00
E	Educational, day care		see note 4	One year	\$75.00
I-1	Group home		see note 4	One year	\$75.00
I-2	Residents incapable of self preservation - hospitals, nursing home, mental Hospitals, certain day care facilities.		see note 4.	Two years ³	\$100.00
I-3	Residents restrained - prisons, jails, detention centers, etc.		see note 4.	Two years	\$100.00
I-4	Adult and/or child day care facilities		see note 4.	One year	\$75.00
R-1	Hotels, motels, boarding houses, etc.		see note 4.	One year	\$75.00
R-1	Detoxification facilities		see note 4.	Two years	\$100.00
R-2 ²	Multi-family		see note 4.	Five Years	\$75.00
R-2	Summer camps for children		Annual	One Year	\$75.00
R-4	Residential care/assisted living facilities		Annual	One Year	\$75.00
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	\$75.00
Any	House museums (see Chapter 34 for definitions)		Annual	One year	\$75.00
Any	Fire escapes, etc. per chapter 10		Five years	Five years	\$40.00

Notes:

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

General Note: It is the responsibility of the 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.

Fee Schedule

Filing Fee	\$10.00
Minimum Permit Fee	\$35.00

Permits are required for:

New Construction (Commercial and Residential Structures) and additions, alterations, repairs, decks, porches, three season rooms, private attached and detached garages, barns, sheds, gazebos and pool enclosures up to:

\$150,000.00.	\$5.00 per thousand
\$150,000.00 - \$250,000.00	\$750.00 plus \$6.00 for each additional \$1,000.00 of fraction thereof over \$150,000.00.
\$250,000.00 - \$450,000.00	\$1,350 plus \$7.50 for each additional \$1,000.00 of fraction thereof over \$250,000.00.
\$450,000.00 - \$600,000.00	\$2,850 plus \$8.00 for each additional \$1,000.00 of fraction thereof over \$450,000.00.
Over \$600,000.00	\$4,050 plus \$9.00 for each additional \$1,000.00 of fraction thereof over \$600,000.00.

Permits are required for:

In general, a permit is required for roofing, siding, insulation, and replacement windows at a charge of \$5.00 per \$1,000.00 of the signed contract. A copy of the signed agreement as required under M.G.L. c. 142A, § 2, shall be provided and agreed to by the Building Official prior to the issuance of any permit under this section.

The Building Inspector shall have the authority to require evidence of the construction cost, which may include, if applicable, the contract between the property owner and a third party contractor.

In the event that the applicant does not provide satisfactory evidence of the construction costs, the fee shall be calculated according to the following formula: \$35.00 plus \$.55 per square foot for conditioned space and \$.40 per square foot for unconditioned space.

Swimming pools:	Private above ground pool	\$25.00
	Private in ground pool	\$50.00
	Public pools	\$100.00

Tennis courts: \$50.00

Stoves: wood, pellet, gas, corn, coal, fireplace \$35.00

Fences: \$25.00

Tent Permit: \$25.00

Demolition: residential and commercial:	500 sq./ft. or less	\$35.00
	500- 2000 sq./ft.	\$50.00
	Over 2000 sq./ft.	\$100.00

Trench Permits: \$35.00 per site

Signs: \$ 35.00 for up to \$500.00 cost of sign and installation
\$100.00 for over \$500.00 cost of sign and installation

Residential: Certificate of Occupancy: \$35.00 for the first 3 units and \$25.00 for each 2 additional units.

Commercial: Certificate of Occupancy: \$35.00 for the first 10,000 sq/ft of gross area and \$2.00 for each additional 1,000sq/ft of gross area.

Plan Examination Fee: Minimum \$150.00 Maximum \$250.00

A plan examination fee will be assessed when plans and specifications and /or a Chapter 34 are submitted to the Building Inspection Department for review and comment for any project (**except one and two family dwellings**).

The building official will determine at the time of submission the plan examination fee bases on;

- The size and complexity of the project.
- The time required for plan review.
- The time required for research and preparing comments bases on;
 - The Massachusetts State Building Code
 - The Massachusetts Architectural Access Board Regulations
 - The Town of Lenox Town Bylaw.

Notes:

(A) Where work for which a permit is required, by ordinance, is started prior to obtaining said permit, the fees herein specified shall be doubled, but payment of such double fee shall not relieve any person from fully complying with the requirements of the building code in the execution neither of the work nor from any other penalties prescribed herein.

(B) An additional charge of \$35.00 will be made by this department and must be paid for by the contractor or other person doing the work for each additional inspection resulting, in the opinion of the Building Official, from defective work caused in whole or in part by the use of improper or workmanlike installations or where the job was not completed.

Fees will be subject to notes (A) and (B) listed under Building Inspection Department Fee Schedule.

The Town of Lenox, its subdivisions, agencies and departments thereof, including the school department, shall be exempt from the payment of any fees under this section for Building, Electrical and Plumbing and Gas permits.