

Commission. In accordance with the Wetlands Protection Act and the Town of Bridgewater Wetlands Bylaw, if there is any construction proposed within 100 feet of wetlands, the applicant will have to file a Notice of Intent with the Conservation Commission. Furthermore, in accordance with the Rivers Protection Act, any construction within 200 feet of a river is severely restricted.

A Building Permit cannot be issued until Conservation Commission issues an "Order of Conditions", after which there is a 10-day appeal period. The Order must be recorded at the Registry of Deeds and proof of that recording must be included with the building permit application.

Flood Zones: New construction is not permitted in designated Flood Zones unless a Special Permit is granted.

Completing the Permit Application:

The Building Permit application must include the address of the property, the Assessors Map and Parcel No. (if a portion of another lot, state :Portion of Map...Parcel...). If the owner is not building the house for himself, a contractor should be listed. Include his name, address, telephone number, and construction supervisor license number on the application. Include a photocopy of it with permit application. Also include Workmen's Compensation Insurance certificate or fill out a Workmen's Compensation Insurance Affidavit.

All parts of the house should be listed with their dimensions (main house, ell, jog, separate family room, breezeway, mudroom, garage, deck, etc.) Permit fees will be calculated for each per schedule.

Lot size and distances from lot lines must be specified in the spaces provided. The addition must be at least 20 feet from side lot line, 30 feet from rear lot line, and 35 or 40 feet from front lot line depending on Zoning District (*If located in "Open Space Development" such as Cobblestone Lane, Harvest Lane, or Pheasant Lane, it needs 12 feet from side, 20 feet from rear, and 30 feet from front.*)

Make sure the Board of Health Permit No. and issue date are listed in the proper place.

If Order of Conditions, Zoning Variance/Special Permit, and/or foundation height waiver are applicable, make sure they are listed under "Remarks" on the permit application.

Commercial and Industrial Projects - See Permit Fee schedule for appropriate permit fee.

New Commercial/Industrial:

In most cases, Site Plan Approval is necessary prior to issuing the building or permit. Check with the Building Inspector.

Proposed use must conform to zoning requirements or have authorization from Planning Board or Zoning Appeals Board, depending on project. The following requirements must also be fulfilled: Building Permit application, site plan, floor plans, foundation plan, and cross-section, and mechanical plans, septic or sewer plan, energy conservation forms, fire department approval of fire protection system, driveway approval, proof of recording of Site Plan Approval decision (if applicable) and Conservation Order of conditions (where project is within 100 feet of wetlands). Conservation must sign off on building permit application.

Contractor must have construction supervisor license, liability insurance, and workmen's compensation insurance.

Additions - Commercial/Industrial

If there is a change in use or if more than 6 additional parking spaces are required, the project may need Site Plan Approval process. (Check with Building Inspector.) The Fire Department requires plans for the fire protection system. If there is to be a major increase in the occupancy load of the building, the Board of Health should also approve application.

Completing the Permit Application:

The Building Permit application must include the address of the property, the Assessors Map and Parcel No. (if a portion of another lot, state "Portion of Map...Parcel..."). The General Contractor must be listed, along with his address, telephone number, and construction supervisor license number on the application. Include a photocopy of it with permit application. Also include Workmen's Compensation Insurance certificate or fill out a Workmen's Compensation Insurance Affidavit.

On the permit application, all parts of the structure should be listed with their dimensions (main building, ell, loading dock, etc.) Along with the Building Permit Application, include site plan, floor plans, foundation plan, cross-section, and mechanical plans, septic or sewer plan, energy conservation forms, fire department approval of fire protection system, driveway approval, proof of recording of Site Plan Approval decision (if applicable) and Conservation Order of Conditions (where project is within 100 feet of wetlands). Conservation Commission must sign off on the building permit application. New construction is not permitted in designated Flood Zones unless a Special Permit is granted.

Garages:

Whether garage is attached to house or detached, a site plan is required. Garage must be located at least 20 feet from side lot line, 30 feet from rear lot line, and 35 or 40 feet from front lot line depending on Zoning District. *(If located in "Open Space Development" such as Cobblestone Lane, Harvest Lane, or Pheasant Lane, it needs 12 feet from side, 20 feet from rear, and 30 feet from front.)* Garage must be at least 10 feet from septic tank, 20 feet from leaching field, unless built on slab (see Building Inspector). If driveway is accessed from town-accepted street, applicant must file approval form with Highway Department at 151 High Street.

Conservation Commission must sign off on the building permit application. The garage may not be built within the 100-foot buffer zone to wetlands unless an Order of Conditions for the garage is recorded at the Registry of Deeds. If the garage will be less than 50 feet from wetlands, a setback variance from Zoning Bylaws Section 8.6 (page 8-1) is needed from Zoning Appeals board and must be recorded at Registry also. New construction is not permitted in designated Flood Zones unless a Special Permit is granted.

Construction supervisor license and home improvement registration are required. Workmen's Comp. Insurance Form is required. See Fee Schedule for appropriate building permit fee.

Sheds, Gazebos, Screenhouses, etc.:

Fee and required distance from lot lines depend on size of structure. Site plan should be submitted with application. Minimum wetlands setback requirements do not apply to structures that are set on cement blocks above the ground.

Structures totalling 150 square feet in size (length x width) or less must be at least five feet from the side and rear lot lines; at least 35 feet from front lot line in Res. C and D; at least 40 feet from front lot line in Res. A/B.

Structures totalling more than 150 square feet in size must be at least 20 feet from side lot line and 30 feet from rear lot line, at least 35 feet from front lot line in Res. C and D; at least 40 feet from front lot line in Res. A/B.

Construction Supervisor license or home improvement registration are not required for shed contractor. Workmen's Comp. Insurance Form is required.

Pools: All pool permit applications must have the Wiring Permit # noted on them before they can be approved for issue.

Inground: Needs site plan noting distance from lot lines, septic system, and any wetlands on or near property. Pool must be at least 20 feet from side line, 30 feet from rear line, and 35 or 40 feet from front lot line depending on Zoning District. Pool must be at least 10 feet from septic tank and 20 feet from leaching field. All inground pools must be at least 100 feet from any wetlands. (This 100-foot distance is called the “buffer zone”). The Conservation Commission must sign off on the building permit application. If not 100 feet away, an Order of Conditions from the Conservation Commission must be recorded at the Registry of Deeds before a building permit can be issued. If not at least 50 feet away, a setback variance is also required from the Zoning Appeals Board and must be recorded at the Registry before the building permit can be issued. Home improvement registration is required for inground pool contractor. Construction supervisor license is not required. Workmen’s Comp. Insurance Form is required.

Above-ground: A site plan is desirable but not an absolute requirement. Pool must be at least 10 feet from side and rear lot lines and 35 or 40 feet from front line depending on Zoning District. Pool should not be placed in an easement or on top of septic system. Construction supervisor license and home improvement registration are not required for above-ground pool contractor. Workmen’s Comp. Insurance Form is required.

All access to inground and above-ground pools must be controlled by a 4-foot non-climbable barrier as prescribed in Sixth Edition of Massachusetts State Building Code 780 CMR Section 421.

Permit Fees: (Two separate checks required - Each payable to “Town of Bridgewater”)

Pool Type	Building Fee	Wiring Fee
Inground Pool	\$40.00	\$60.00
Above-ground Pool	\$30.00	\$40.00

Information Required for Plan Review

One complete set of scaled plans showing –

- All floor plans
- Elevations
- Framing Details
- Porches and Decks
- Door sizes and locations
- Window sizes and locations
- Cross sections
- Complete foundation plans
- Dimensions for all areas

Highway Department approval

Board of Health approval

Fire Department approval

Conservation approval (if applicable)

Sewer Department approval (if applicable)

New fireplace/chimney form

MEC Check energy calculations (updated version) with HVAC type and efficiency

Stamped structural calculations for designed beams, floor joists, etc.

Approval site plan to include –

- All property lines and marked setbacks
- Foundation layout to match submitted plans
- Top of foundation elevation
- Road centerline elevation
- Cellar slab elevation
- Garage floor elevation
- Mottling or water elevation
- Utility locations and elevations
- Location of foundation drain
- Soil logs
- Zoning
- Acreage
- Wetlands
- All lot dimensions including frontage, side and rear dimensions
- Engineer's stamp

TOWN OF BRIDGEWATER
INSPECTIONAL SERVICES DEPARTMENT
Phone: (508) 697-0904 Fax: (508) 697-0940
E-mail: inspection@bridgewaterma.org

BUILDING PERMIT FEE SCHEDULE
COMMERCIAL/INDUSTRIAL/INSTITUTIONAL

Effective 03/01/03

Retail, Office, Medical, Housing, Institutional..... (New or Addition)	\$.35/sq. Ft., \$100.00 Minimum
Warehouse/unfinished Open Space	
Conventional Construction.....	\$0.30/sq. Ft., \$100.00 Minimum
Membrane Structure.....	\$0.10/sq. Ft., \$100.00 Minimum
Alteration (Interior or Exterior).....	\$5.00/\$1,000, \$100.00 Minimum
Roofing.....	\$5.00/\$1,000, \$50.00 Minimum
Signage.....	\$5.00/\$1,000, \$50.00 Minimum
Communications Tower/Antenna.....	\$10.00/foot + \$300.00/Carrier
Temporary Structure (Other than Sign).....	\$30.00
Demolition.....	\$50.00
Reinspection.....	\$35.00
Temporary Occupancy Permit.....	\$25.00/Unit
Final Occupancy Permit.....	\$25.00/Unit
Duplicate Building Permit Card.....	\$25.00
Certificate of Inspection Per 780 CMR 106.....	Per State Fee Schedule
Zoning Certification.....	\$25.00
Solid Fuel Stove Permit.....	\$25.00
Emergency Inspection Outside of Office Hours..... (When Called out by Fire. Dept. Or Utility Co.)	\$25.00/hr. or fraction thereof, 3- hour minimum

NOTES:

1. All square footage shall be based on outside dimensions. Permit fees shall be rounded upward to nearest dollar.
2. The above-listed permit fees shall be doubled where work requiring a permit has been commenced prior to permit; however, payment of such a fee shall not affect the penalty for violation prescribed in Article I, Sec. 122.0 of the Mass. State Building Code.
3. If a return inspection is required due to faulty work or failure to keep an appointment without sufficient notification, an additional fee of \$25.00 may be charged.

TOWN OF BRIDGEWATER
INSPECTIONAL SERVICES DEPARTMENT
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WIRING PERMIT FEE SCHEDULE - RESIDENTIAL WORK

Effective 03/01/03

Single Family Dwelling.....	\$100.00
Single Family w/In-Law.....	\$150.00
Duplex Dwelling/Two or More Dwelling Units.....	\$100.00/unit
Additions or Rewiring Existing	\$50.00
With Service Change.....	\$60.00 (Includes 2 Inspections)
More than Two Inspections.....	\$35.00 per Inspection
Add Outlets to Existing Dwelling.....	\$35.00 per Inspection
Install Burglar Alarm or Low Voltage Wiring.....	\$35.00 per Inspection
Fire Alarm System.....	\$40.00
Oil Burners or Gas Heating System.....	\$35.00
Central Air-conditioning System	\$35.00 per Inspection
Major Appliances (Installed at same time)	\$35.00 per Inspection
Swimming Pools: Above-ground.....	\$40.00
Inground.....	\$60.00
Hot Tub.....	\$40.00
Pool Shed/Cabana.....	\$50.00
Storage Shed.....	\$35.00
Services:	
Replace Existing or Upgrade.....	\$50.00
Temporary Service.....	\$50.00
Add Meter.....	\$35.00
Disconnect and Reconnect for Siding.....	\$35.00
Reinspection.....	\$35.00 in advance
Failure to apply for permit.....	\$75.00 + normal fee
Emergency Inspection Outside of Office Hours.....	\$25.00/hr. or fraction thereof,
(When called out by Fire. Dept. or Utility Co.)	3- hour minimum

NOTES:

1. All work shall be done in accordance with the requirements of the Massachusetts Electrical Code and regulations of Massachusetts Electric Co. Service entrance locations must be obtained from Massachusetts Electric Co.
2. Before proceeding to wire any building or to make any changes in existing wiring, a permit in writing must be obtained from wiring inspector (except for emergency work.)
3. Permit number must accompany all inspection requests.
4. Permits are valid for one year from date of issue.



**WIRING PERMIT FEE SCHEDULE
COMMERCIAL/INDUSTRIAL/NON-RESIDENTIAL**

Effective 03/01/03

All Work under this Category unless specifically listed below.....	\$50.00 plus 1% of value of work* No maximum
Institutional Permits for Maintenance and Alterations per Chapter 141, Section 8 MGL	
Minimum (first person)	\$250.00/year
For each additional person performing electrical work, add....	\$225.00/year
Electric Signs.....	\$35.00
With Service	\$50.00
Burglar Alarm.....	1% of Value, Minimum \$35.00
Carnivals, Circuses, Etc.....	\$100.00
<u>Reinspection for Failed Inspection.....</u>	<u>\$50.00 in Advance</u>
<u>Failure to Apply for Permit.....</u>	<u>\$50.00 + Normal Fee</u>
<u>Emergency Inspection Outside of Office Hours.....</u> (When called out by Fire Dept. or Utility Co.)	<u>\$25.00/hr. or fraction thereof,</u> <u>3- Hour Minimum</u>

* Wiring Inspector reserves right to establish fair market value of work in order to calculate permit fee. If calculation results in fraction of dollar, fee is rounded to next dollar.

NOTES:

1. All work shall be done in accordance with the requirements of the Massachusetts Electrical Code and regulations of Massachusetts Electric Co. Service entrance locations must be obtained from Massachusetts Electric Co.
2. Before proceeding to wire any building or to make any changes in existing wiring, a permit in writing must be obtained from wiring inspector (except for emergency work.)
3. Permit number must accompany all inspection requests.
4. Permits are valid for one year from date of issue.



PLUMBING & GAS PERMIT FEE SCHEDULE

Effective **03/01/03**

RESIDENTIAL: (Anything more than three-family dwelling is considered to be commercial)

PLUMBING..... \$15.00 for application plus \$10.00 per fixture
GAS.*..... \$15.00 for application plus \$10.00 per fixture

WATER HEATER (Only fixture on permit):

Plumbing.....\$15.00
Gas..... \$15.00

If Electric..... Requires Wiring Permit - \$35.00

SEWER CONNECTION..... \$30.00 (submit on separate plumbing permit application and obtain registration number from Sewer Dept.)

REINSPECTION.....\$35.00

FAILURE TO APPLY FOR PERMIT.. Double permit fee

EMERGENCY INSPECTION BEYOND OFFICE HOURS: \$25.00/hr. or fraction thereof, 3- hour min.
(When called out by Fire. Dept. or Utility Co.)

COMMERCIAL:

PLUMBING..... \$30.00 for application, \$20.00 per fixture
GAS* \$30.00 for application, \$20.00 per fixture

WATER HEATER ONLY:

Plumbing.....\$30.00
Gas..... \$30.00

If Electric..... Requires Wiring Permit - \$50.00 + 1% of value of job

SEWER CONNECTION..... \$40.00 (submit on separate plumbing permit application and obtain registration number from Sewer Dept.)

REINSPECTION..... \$35.00

FAILURE TO APPLY FOR PERMIT.. Double permit fee

EMERGENCY INSPECTION BEYOND OFFICE HOURS.....25.00/hr. or fraction thereof, 3- hour min.
(When called out by Fire. Dept. or Utility Co.)

***Note: All gas permits requiring a test will be charged for the test as 1 fixture.**