Office of Inspections
Town of Dunstable
511 Main Street
Dunstable, MA 01827
(978) 649-4514

Approved by Board of Selectmen August 13, 2024

Town of Dunstable Building Permit Fees

Use Group C. Section 202.1 - Massachusetts State Building Code

Commercial	$80.00 per 100 square feet plus $12.00
Assembly	$70.00 per 100 square feet plus $12.00
Radio Towers	$260.00 plus $1.25 foot

Single Family Dwellings

Single Family Home	$0.65 per square foot plus $12.00
Attached Garage	$0.45 per square foot plus $12.00
Unattached Garage or Similar Accessory Structure	$0.45 per square foot plus $12.00
Decks	$0.45 per square foot plus $12.00
Screened Porch	$0.45 per square foot plus $12.00
Heated Porch	$0.45 per square foot plus $12.00
Other Accessory Buildings	$0.45 per square foot plus $12.00

Transfer of Permits	$52.00
Temporary Occupancy Permit per month	$52.00
Occupancy Permit	$52.00
Demolition	$102.00

All building permits expire after six (6) months.

Alterations of Structures Based on Value of Construction

$1,000 or less	$37.00
between $1,001 and $2,000	$47.00
between $2,001 and $3,000	$57.00
between $3,001 and $5,000	$67.00

Plus $10.00 per $1,000 over $5,000 and less than $1,000,001

Application for alteration permits must be accompanied by cost documentation.

Swimming Pools

In ground		$152.00
Above ground without deck		$92.00

Miscellaneous

Fireplaces		$67.00	
Woodstoves		$62.00	
Reroofing		$102.00	
Home Occupation Certificates		$52.00	
Ramps		$57.00	
Replacement Permit Card		$37.00	
HVAC or Sheet Metal per system	Residential	$102.00	
	Commercial	$12.00	per thousand ($100 min / $500 max)

Flat Fee of No less that $37.00

Work Started with out a permit (including excavation) - double the fees.
Fee for renewal or expired permits shall be the same as the original fee.
Permit Fees are non-refundable.

Town of Dunstable Wiring Permit Fees

Residential

New Services

0-100 amp	$77.00
101-200 amp	$77.00
201-400 amp	$87.00
additional fee for underground	$62.00

Service Changes

0-100 amp	$77.00
101-200 amp	$77.00
201-400 amp	$87.00

New House

200 amp service	$162.00
additional for underground	$62.00
New house with underground	$222.00
Temporary Poles or Trailers	$62.00

Other

Remodeling or Substantial Additions	$162.00
Additions such as greenhouses & sunrooms	$62.00
Finish basement	$162.00
Electric water heater	$77.00

Sign lights	$87.00
Underground pools	$87.00
Aboveground pools	$87.00
Dryer outlets	$62.00
Service relocation	$62.00
Aluminum siding installation	$62.00
Alarm systems or company fee	$67.00
Oil and gas burners	$62.00
Range outlets	$62.00
Residential Garages	$122.00
Barns	$102.00
Pool Houses	$102.00
Generators	$77.00
Pump & controls for sewer system	$62.00
Wired Residential AC Units	$77.00
PV Solar Systems	$152.00
Re-permits/Re-inspection for the 3rd and subsequnt visits	$62.00

(new application and permit number)

Commercial

New construction: $1.00 per $1,000 (of building construction cost value)

Commercial Solar Fields $6.00 per $1,000 (of electrical work cost value)

Additions and Renovations:

1-10 outlets, fixtures, or receptacles	$62.00	
11-30 outlets, fixtures, or receptacles	$72.00	
31-50 outlets, fixtures, or receptacles	$82.00	
Over 50 outlets, fixtures, or receptacles	$1.00	per outlet, fixture, or receptacle Plus $12.00

<u>New Services</u>

100 amp	$132.00
200 amp	$172.00
400 amp	$212.00
600 amp	$252.00
800 amp	$412.00
1000 amp	$812.00

<u>Service Changes</u>

All commerical changes	$62.00

Flat Fee of No less that $77.00.

Missed inspections will be charged a $40 fee.
Work Started with out a permit (including excavation) - double the fees.
Fee for renewal or expired permits shall be the same as the original fee.
Permit Fees are non-refundable.

All electrical installations or renovations must conform to Massachusetts Code standards.

Town of Dunstable Plumbing and Gas Permit Fees

Plumbing

Water Heater	$62.00
1-2 Fixture replacement	$62.00
each additional fixture	$62.00
Additions/Alterations	$152.00
New Single Family Dwelling	$152.00
New Multi Family Dwellings	152/unit
Commercial Buildings	$212.00
Re-permits/Re-inspection	$62.00

Water Heater	$62.00
Furnace or Boiler	$62.00
Conversion	$162.00
Pool Heater	$62.00
1-2 Appliance Replacement	$62.00
Each additional appliance	$62.00
Additions/Alterations	$152.00
New Single Family Dwelling	$152.00
New Multi Family Dwellings	$152/unit
Commercial Building	$212.00
Gas Generators	$62.00
Re-permits/Re-inspection	$62.00

Flat Fee of No less that $62.00

Work Started with out a permit (including excavation) - double the fees.
All Permits expire one year from the date of issuance. Fee for renewal or expired permits shall be the same as the original fee. Permit Fees are non-refundable.

**All Permits Fees are inclusive of a $12 PermitLink fee.