



# Town of Lyndeborough

## Office of the Building Inspector

9 Citizens' Hall Road

Lyndeborough, New Hampshire 03082

**Office:**

Telephone: (603) 654-5955

Fax: (603) 654-5777

**Ed Hunter:**

Cell Phone (603) 325-2890

### Building Permit Fee Schedule

**FEE CALCULATION:**

New construction; both residential and commercial, is based on the sum of all the gross horizontal areas of all floors of the building. This includes basements and garages. Attic floors are not included in this calculation unless they are designed for habitable rooms at a future date. Building permit fees are inclusive and include plumbing, mechanical and electrical inspections.

**New Residential**      \$0.25 per square foot      **New Commercial**      \$0.30 per square foot

**Manufactured Housing or storage (all types)** \$0.25 per square foot.

**Additions to existing structures**, including attached garages will be calculated in the same manner.

**Unattached structures such as garages, barns, sheds, etc. will be calculated @ \$0.25 per square foot.**

Renovations will be calculated by the square footage of the areas affected, e.g. a kitchen renovation fee would be based only upon the square footage occupied by the new design. Renovations not involving structural change will be charged according to the following fee schedule:

<b>Chimney/Fireplace</b>	\$50.00	<b>Mechanical Permit</b>	\$50.00	<b>Swimming Pool</b>	\$50.00 minimum
<b>Electrical Permit</b>	\$50.00	<b>Plumbing Permit</b>	\$50.00	<b>Renewal Permit</b>	50% of original cost minimum \$50.00
<b>Gas Permit</b>	\$50.00	<b>Septic Systems</b>	\$50.00		
<b>Foundation Only</b>	\$50.00	<b>Sign Permit</b>	\$25.00	<b>Demolition</b>	<b>No Fee</b>

**Demolition Permit-** A demolition permit is required, and is available with no fee charged. Depending on the structure, however, it may be necessary to evaluate the building for the presence of lead paint or asbestos. The State of NH has stringent requirements regarding the removal and dumping of these materials. Information is available at Town Hall regarding these procedures.

**Work requiring a permit without payment of a fee:**

1. A permit shall be obtained for any repair, alteration or similar activity that includes any structural changes, plumbing, wiring or the creation of new space.
2. The Building Inspector should be contacted to discuss the extent of the project. He will determine if a building permit is necessary.
3. If the Building Inspector is aware of work being done without a permit being issued, the Building Inspector has the right to examine the project and determine the permitting required.

The Board of Selectmen, upon advice of the Building Inspector, may reduce or increase the building permit fee relative to the complexity of any project whose cost is in excess of \$1,000.00. In no event will a permit be issued for less than \$50.00.