

**BUILDING PERMITS AND FEES SET BY THE COMMISSIONERS OF PRESTON**

Effective 7/13/12

**BUILDING PERMITS GENERAL**

1. Property Owners and Contractors are required to obtain a building permit from the Town of Preston when the work applies to any of the following listed below:

2. Churches and charitable organizations [IRS Code 501(3)] are required to obtain a building permit for any of the work listed below, but the Commissioners, at their discretion may waive the fees.

3. In addition to the fees listed the applicant may also be required to pay for any professional services, such as but not limited to, advertising costs, legal fees, engineering/architectural services and any other appropriate and required services.

4. A permit issued shall become invalid if the work has not commenced within one year after its issuance. The Town may grant one extension in writing. The extension must be requested in writing and justifiable cause demonstrated. See detailed explanation below:

5. For emergency repairs/ replacement repairs that must be performed in an emergency situation, the permit application shall be submitted by the next working business day to the Town office.

6. If a re-inspection of the work is required, the cost shall be determined by the Building Official and the Owner/ Contractor shall pay the cost directly to the Town.

**Expiration of the building permit:**

If the work described in any building permit has not begun within one year from the date of issuance, said permit shall expire. The Commissioners may grant one extension in writing. The extension requested must be in writing and a justifiable cause must be demonstrated.

If the work described in any building permit has not been substantially completed within two years of the date of issuance, said permit shall expire, and further work as described in the cancelled permit shall not proceed unless a new building permit has been obtained.

## **WORK EXEMPT FROM BUILDING PERMITS**

1. Painting interior & exterior, papering, tiling, carpeting, cabinets, counter tops, and similar finishing work.
2. Prefabricated above ground swimming pools that are less than 24 inches deep.
3. Swings and other playground equipment.
4. Window awnings supported by an exterior wall that do not project more than 48 inches and do not receive additional support.
5. Decks not exceeding 200 sq.ft. in area and are less than 30 inches above grade at any point; that are not attached to the building and do not serve an exit door.
6. Roof covering repairs under 10 sq.ft.
7. One story detached accessory structures (tool sheds, playhouses, etc.) provided the floor area does not exceed 200 sq.ft. and meets zoning setbacks.
8. Patching of sidewalks less than 25 sq. ft.
9. Electrical-see the International Building and or Residential Code under the Permit section.
10. Gas-see the International Building and or Residential Code under the Permit section.
11. Mechanical-see the International Building and or Residential Code under the Permit section.
12. Replacing of existing gutters and downspouts.
13. Plumbing-stopping of leaks in drains, traps, water, soil, waste, or vent pipes. However if they become defective and are required to be replaced with new, such work will be considered new work and a permit will be required.  
The clearing of stoppages of leaks in the pipes, valves, or fixtures and the removal and reinstallation of the water closet, provided such repairs do not require the replacement or rearrangement of valves, pipes, or fixtures.
14. Repairs-notice to the Town or building official may be not required for ordinary repairs to structures. A permit will be required if such repairs shall include cutting away of any wall, partition, the removal or cutting of any structural member or load bearing support, or rearrangement of parts of the structure affecting egress requirements, or other work affecting public health or general safety.
15. Temporary motion picture, television, or theater stage sets or scenery.
16. Temporary shade cloth structures for nursery, agricultural or entertainment purposes.

## RESIDENTIAL FEES

1. Single family dwellings.....\$75. plus .12 per gross sq.ft.  
(see ordinance 32911 effective date 05/23/11)
2. Single family dwellings if sprinklered.....\$75. plus .15 per gross sq.ft.  
(owner/contractor to arrange directly with the building official and fire marshal  
for all requirements and fees, which are to be paid to the building department  
and or fire marshal for the sprinkler system.)
3. Single family attached-town house and condominium.....\$75. plus .15 per gross sq.ft.
4. Apartment building.....\$75. plus .15 per gross sq.ft.
5. Demolition of a structure.....\$50. plus .10 per gross sq.ft.
6. Additions, porches, roofed patios.....\$75. plus .10 per gross sq.ft.
7. Accessory buildings over 200 sq.ft.....\$75.
8. Decks over 200 sq.ft.....\$87.50
9. Swimming pools above ground.....\$25.  
(swimming pools less than 24 inches high are exempt)
10. Swimming pools in ground.....\$81.25
11. Roofing, reroofing, and siding.....\$75.
12. Fences over 24 inches high.....\$75.
13. Detached garages.....\$87.50 plus .10 per sq.ft over 400 sq.ft.
14. Attached garages (attached to an existing dwelling unit).....\$87.50 plus .10 per sq.ft. over 400 sq.ft.
15. Sidewalk repairs more than 25 sq.ft.....\$50.
16. Patio slabs and other (concrete) slabs without a roof.....\$75.
17. Fire places / chimneys – 2 flues.....\$81.50  
additional flues (each).....\$18.50
18. Manufactured dwellings.....\$75. plus .12 per gross sq.ft.  
(see Ordinance # 32911 section 2c dated 05/23/11)
19. Certificate of occupancy – each dwelling unit .....\$50.00
20. Minimum charge for renovations, alterations, repairs, and or  
conditions not listed.....\$75.00
21. Electrical, plumbing, and mechanical permits. The Owner / Contractor shall apply,  
obtain and pay for these permits directly with the inspection agency (MDIA-Easton)

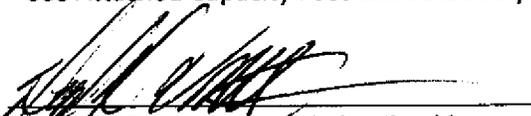
**COMMERICAL (Non residential structures)**

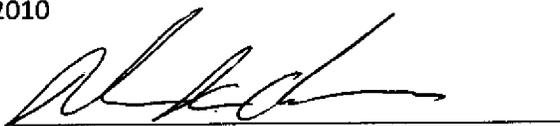
Includes Commercial, Industrial, Institutional, Educational, Business, and Mercantile.

- 1. Certificate of Occupancy .....\$50.
- 2. Change of Occupancy / Use .....\$50.
- 3. Demolition over 300 sq.ft... .....\$50 plus .10 over 1000 sq.ft.
- 4. Renovations / Repairs under \$5000. ....\$75. plus .15 per sq.ft.
- 5. Renovations / Repairs over \$5000. ....\$75. plus .12 per sq.ft.
- 6. Re-inspection Fee (each time).....\$75.00
- 7. New Building (other than Storage, Warehouse)..... \$75. plus .15 per sq.ft.
- 8. New Building Storage, Warehouse.....\$75. plus .12 per sq.ft.
- 9. Swimming pool above ground greater than 24 inches high.....\$75.
- 10. Swimming pools in ground (public or commercial).....\$300.
- 11. Additions to existing buildings.....\$75. plus .15 per sq.ft.
- 12. Signs each building.....\$50.
- 13. Handicap ramps over 6'-0 " long.....\$75.
- 14. Fences over 24 inches high .....\$75.
- 15. Landscaping more than \$1000.....\$75.
- 16. Tree removal over 3 inches in diameter.....\$25.
- 17. Paving more than 300 sq.ft.....\$75.
- 18. Sidewalk replacement / repair over 25 sq.ft.....\$50.
- 19. New roof / re roofing.....\$75.
- 20. Electrical, plumbing, mechanical and sprinkler permits. The Owner / Contractor shall apply, obtain, and pay for these permit fees directly to the inspection agency.
- 21. Minimum charge for renovations, alterations, repairs, and or conditions not listed .....\$75.00
- 22. Owner / Contractor to arrange for final inspection with the inspection agencies and pay the fees directly to that agency.

**WATER AND SEWER CONNECTIONS**

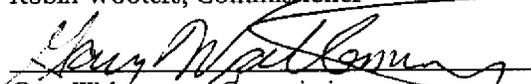
See Attached Capacity Fees List dated July 1, 2010

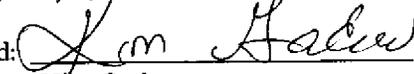
  
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Doug VanDerveer, Commission President

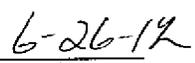
  
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Nelson Anderson, Commission Vice-President

  
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Robin Wooters, Commissioner

  
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Shane Dickinson, Commissioner

  
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Gary Walthemeyer, Commissioner

Witnessed:   
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Kim Gadow

  
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Date