TOWN OF STRATHAM
BUILDING CODE, INSPECTION, & RELATED FEES

Pursuant to RSA 41:9-a and the Stratham Building Ordinance, Article I, Section 1 as amended dated March 11, 2008, the Selectmen hereby establish and set the below listed fee schedule for building permits and related services. Said fees supersede any and all building permit/inspection services fees previous to the effective date affixed below.

1) RESIDENTIAL BUILDING PERMIT

a) Single & Two-Family	$0.20 per square foot.[1]
b) Multi-Family (3 or More Units)	$0.30 per square foot.[1]
c) Mobile Home – Single/Standard	$275.00 flat fee.[1]
d) Mobile Home – Double Wide (homes over 1,000 sq. ft.)	$375.00 flat fee.[1]
e) Residential Alterations, Renovations, and/or Additions	$30.00 flat fee plus $0.20 per sq. ft.[1]

2) MISCELLANEOUS RESIDENTIAL PERMITS

a) Electrical Permit	$30.00 flat fee plus $5.00/1,000 sq. ft.[1]
b) Mechanical Permit	$30.00 flat fee plus $5.00/1,000 sq. ft.[1]
c) Plumbing Permit	$30.00 flat fee plus $5.00/1,000 sq. ft.[1]
d) Gas Permit	$30.00 flat fee plus $5.00/1,000 sq. ft.[1]
e) Demolition Permit	$30.00 flat fee.
f) Sign Permit	$35.00 flat fee per sign.
g) Home Occupation Permit Renewal	$35.00 flat fee.

3) ACCESSORY STRUCTURE PERMITS (Minimum fee of $25.00)

a) Garage, Deck, and/or Barns	$0.20 per square foot.[1]
b) Sheds with foundations	$0.20 per square foot.[1]
c) Sheds without foundations/overhead doors	$25.00 flat fee.
d) In-Ground Pools	$75.00 flat fee.
e) Above Ground Pools	$40.00 flat fee.
f) Driveways (Initial entrance curb cut only)	$25.00 flat fee.

4) COMMERCIAL / INDUSTRIAL BUILDING PERMIT

a) Commercial/Industrial	$0.20 per square foot.[2]
b) Commercial/Industrial Alterations, Renovations, and/or Additions	$100.00 flat fee plus $0.20 per sq. ft.[2]

5) MISCELLANEOUS COMMERCIAL / INDUSTRIAL PERMITS

a) Electrical Permit	$350.00 flat fee plus $60.00/1,000 sq. ft.[2]
b) Mechanical/HVAC Permit	$300.00 flat fee plus $50.00/1,000 sq. ft.[2]
c) Plumbing Permit	$300.00 flat fee plus $50.00/1,000 sq. ft.[2]
d) Gas Permit	$300.00 flat fee plus $50.00/1,000 sq. ft.[2]
e) Fire Alarm Permit	$75.00 flat fee plus $5.00/1,000 sq. ft.
f) Sprinkler Permit	$75.00 flat fee plus $5.00/1,000 sq. ft.
g) Demolition Permit	$100.00 flat fee.

h) Sign Permit[3] (Based on the total proposed square feet per application rounded to the nearest whole square foot):

	Single Sign	2 or more signs
i) 1 - 20 square feet of total sign area.	$30.00 flat fee.	$40.00 flat fee.
ii) 21 - 40 square feet of total sign area.	$30.00 flat fee.	$40.00 flat fee.
iii) 41 - 64 square feet of total sign area.	$30.00 flat fee.	$50.00 flat fee.
iv) 65 - 99 square feet of total sign area.	$40.00 flat fee.	$50.00 flat fee.
v) 100 square feet or greater of total sign area.	$50.00 flat fee.	$75.00 flat fee.

6) INSPECTIONS

a) Commercial/Industrial/Schools/Daycares/Places of Public Assembly Life/Safety Inspections (excluding publicly owned building)	$50.00 per inspection.
b) Inspections before/after regular work hours. (8:00 AM to 5:00 PM Mon. - Fri.)	$75.00 per hour.
c) Inspections for changes in use to a property or changes in tenant where no construction is required.	$50 per inspection.

REFUNDS & PENALTIES

Refunds - In the event a building permit is withdrawn, 20% of the building permit fee will be retained by the Town of Stratham to cover administrative and technical review of the application.

Commencing Work Prior to Issuance of a Building Permit (all types of construction) - Any person who is found to have demolished, constructed, altered, removed or changed the use of a building or structure without the benefit of a building, electrical, plumbing, mechanical permit shall, upon issuance of said permit(s), be assessed a permit fee of twice the normal rate the permit fee would be, or $100 minimum whichever is greater.

Re-inspection Fee (all types of construction) - Building permit applicants shall be assessed a $100.00 penalty fee if the work scheduled for inspection by the designated project agent **is not complete** or the access to the property for the scheduled inspection is not provided. Designated project agents may cancel a scheduled inspection by sending an email at least 24 hours in advance to the Code Enforcement Officer to avoid assessment of this penalty fee.

NOTES:

1. Unless otherwise stated herein, the building permit for residential construction, accessory uses, and/or alterations, renovations, or additions includes all administrative costs, reviews, and inspections of the project/development by the Town.
2. Unless otherwise stated herein, the building permit for commercial/industrial construction and/or alterations, renovations, or additions shall include all administrative costs, two (2) code compliant reviews, and two (2) inspections by the Town and/or third party professional. Additional reviews and inspections (if required) by the Town will be assessed at the third party professional's hourly rate. The cost of such service shall be borne by the applicant pursuant to a written agreement under which the applicant is invoiced directly by the third party professional. Such invoices must be paid in full before the issuance of either a building permit or a certificate of occupancy.
3. Sign permit fee does not include any electrical/mechanical permit fee, or land use application fee as may be appropriate.
4. Fees are to be reviewed and revised as found necessary by the Board of Selectmen after a public hearing.
5. Square Footage is determined by the external dimensions created by the footprint of the structure times the number of stories eight (8) feet in height (including foundation area).

The Board of Selectmen have ordered a public hearing on the above fee schedule to be held on Monday, February 24, 2014 during the Board of Selectmen meeting in the Stratham Municipal Center at 8:00 pm.

Witness our hands and sealed to be effective and adopted this 24th day of February 2014.

Board of Selectmen
Stratham, New Hampshire

David Canada

Bruno Federico

Timothy Copeland

This is to certify on the 25th day of February 2014 at 2:21 pm the above fee schedule was filed and recorded with the records of the Town Clerk of the Town of Stratham, New Hampshire.

Witness my hand Joyce L. Charbonneau
Joyce Charbonneau, Town Clerk