

Hull Building Department

The Building Departments mission is to promote the health, safety and welfare of the Town of Hull by ensuring the proper use, development, and construction on the lands of the Town thru proper interpretation and enforcement of Hull Zoning Regulations and 780 CMR MA State Building Code.

Departmental Personnel

- Building Commissioner - Bartley Kelly
- Local Inspector - Jason Harris
- Electrical Inspector - Patrick Cannon
- Plumbing & Gas Inspector - Leo Dauphinais
- Office Manager - Janice Lichtenberger

Departmental Statistics

Type of Permit	Number Issued	Fees Collected
Building Alterations	640	\$227,015
Building New Construction	7	\$34,295
Electrical Permits	549	\$61,485
Plumbing Permits	264	\$22,052
Gas Permits	321	\$ 5,788
TOTALS	1831	\$363,650
Zoning Denials	24	

Departmental Duties

Review Permit Applications, Site Plans, Construction Drawings and Documents to ensure that all Local Zoning By-Laws and State Building Codes are being met.

Issue building permits and ensure all required documents are submitted.

Conduct required inspections such as Footing/Foundation, Framing – Floor/Wall/Roof , Insulation /Energy code compliance, Mechanical /Duct, Smoke/Heat/ Fire Alarm System.

Coordinate with the Conservation Department evaluating proposed development and construction in the flood zone, collaborate on the annual CRS Certification.

Departmental Duties

Coordinate with the Planning Department evaluating proposed changes in use or new developments that require Site Plan Review approval. Ensure project compliance with conditions issued under Site Plan Review Permit.

Work with The Board of Health enforcing the Junk By-Law, building code, and safety issues identified during rental inspections.

Fielding and resolving complaints regarding a variety of issues such as; work without permits, property line disputes, tenant / landlord disputes, and zoning violations.

Summary

Since the Pandemic started the Building Department has seen a dramatic increase in the amount of Building Permits Issued. In the last year alone there was an 18% increase in the number permits issued. We expect the work load to remain strong for the foreseeable future.

There has been a significant increase in workload and costs associated with operating the department. For that reason we believe it is time to look at increasing permit fees. The permit fees should cover the expenses of operating the department and provide funds to streamline permitting and improve efficiency.

Permit Fees

Permit Fee structure is designed to cover costs associated with the administration and operations of the department.

Fee Per \$1000	Building Permits		
	Current	Proposed	Minimum
Residential	\$ 10	\$ 15	\$ 75
Commercial	\$ 15	\$ 20	\$ 100
Permit Transfer	\$ 25	\$ 50	N/A
Swimming Pools	\$ 10	\$ 15	\$ 100
Mechanical	\$ 10	\$ 15	\$ 75

Permit Fees

One & Two Family Residential Electrical

	Current	Proposed
New Unit	\$225	\$325
Existing Unit Per Inspection	\$35	\$50
Additions (2 Inspections)	\$70	\$100
Foundation Grounding	\$35	\$50
Per Inspection	\$35	\$50

Permit Fees

Commercial & Multi Family Electrical

	Current	Proposed
New Unit/Structure	\$250	\$350
Existing Unit Per Inspection	\$40	\$70
Additions (2 Inspections)	\$80	\$140
New Commercial (\$0.10 Sq Ft)	\$250 (Minimum)	\$400
Per Inspection	\$35	\$70
Certificate of Inspection	\$40	\$70

Plumbing & Gas Permit Fees

One & Two Family Residential

	Current	Proposed
New Units	\$225	\$325
Existing Units Per Inspection	\$35	\$50
Additions (2 Inspections)	\$70	\$100

Commercial

New Units	\$250	\$350
Existing Units Per Inspection	\$40	\$70
Certificate of Inspection	\$40	\$70