

ARTICLE 20
AMEND GENERAL BY-LAWS ARTICLE 18: FEES FOR PLUMBING AND GAS PERMITS

Will the Town vote to amend the General By-laws of the Town of Hingham, adopted March 13, 1939, as heretofore amended, by deleting Article 18 of the General By-Laws in its entirety and replacing said Article 18 with the following: (Inserted by the Select Board)

GENERAL BY-LAW ARTICLE 18
 FEES FOR PLUMBING AND GAS PERMITS

Residential Plumbing and Gas Fees

1 fixture (minimum) Plumbing & Gas	\$50
Each additional fixture	\$15
New house complete (up to 2,500 sq.ft.)	\$200
New house complete (up to 3,500 sq.ft.)	\$300
New house complete (up to 4,500 sq.ft.)	\$400
New house complete (over 4,500 sq.ft.)	\$500
Site visit	\$50
Re-inspection fee	\$100
Domestic water heater	\$50 + gas \$50 = \$100
All gas requires a test	\$15 (test with a fixture)
	\$75 (test alone)
Underground Plumbing & Gas	\$60
Work started without permit	Double fee +\$150

Commercial Plumbing and Gas Fees

1 fixture (minimum)	\$60
Each additional fixture	\$20
Site visit	\$60
Re-inspection fee	\$100
Underground per inspection	\$75
Commercial water heater	\$60 + gas \$60 = \$120
Work started without permit	Double fee +150

That the fees set forth herein may be changed and adjusted from time to time by the Select Board.

In accordance with M.G.L. c. 44, s. 53E½, there is hereby established in the Building Department a Building Department Revolving Fund for the following purposes:

1. For the receipt of all fees from plumbing and gas inspections (under General By-law Article 18) and electrical inspections (under General By-law Article 29) performed by Inspectors within the Building Department.
2. For the expenditures to pay wages, salaries, and fringe benefits (as applicable) for said Inspectors and associated department staff for performance of their services and for the expenditures to pay for equipment to be used by said Inspectors and/or associated department staff for the performance of their services.

The Building Commissioner shall be authorized to expend from said Revolving Fund for said purposes in accordance with the provisions of M.G.L. c. 44, s. 53E½. The Building Commissioner shall report all receipts and expenditures of said Revolving Fund to the Select Board at the end of each Fiscal Year.

Or act on anything related thereto?
 (Inserted by the Select Board)

COMMENT: This Article asks the Town to amend Article 18 of the Town of Hingham By-laws to establish fees that will be collected by the Building Department of Hingham associated with the inspection of various types of plumbing and gas work for installing and/or modifying the plumbing and gas apparatus supplying a residential or commercial building in Hingham. These fees, together with fees for electrical inspections under General By-law Article 29, will be used to establish and maintain a revolving fund as well as make expenditures from said fund in accordance with M.G.L. c.44,s.53E1/2.

Hingham’s fees for inspecting the residential and commercial installation and/or modification of gas apparatus have not been adjusted since 2010. The plumbing inspection fees were last adjusted in 2012. Since these last adjustments the technology of the devices and techniques used by these two utilities has become increasingly complex. The skill level, time, equipment and cost required for an inspector to verify these installations and modifications has increased significantly. Recognizing these increasing demands for completing an inspection the Building Department conducted an analysis of 1,007 plumbing and gas inspections conducted over a recent 12-month period. The result of this analysis revealed that the current fee structure is not adequately covering the incurred costs. The proposed fees have been developed to equitably account for these increased costs and wherever possible be near the median of ten other nearby South Shore communities (Braintree, Cohasset, Duxbury, Hanover, Hull, Marshfield, Norwell, Rockland, Weymouth, Scituate).

Expenditures from the Building Department Revolving fund are used to pay wages, salaries, and applicable fringe benefits of Building Department Inspectors and associated staff in their work doing inspections and for equipment used for the performances of these services. The Building Commissioner is required to report all receipts and expenditures of this revolving fund to the Select Board at the end of each fiscal year. Expenditures shall not be made from this revolving fund in excess of the balance of the fund or in excess of the total authorized by Annual Town Meeting.

A change from previous versions of this by-law is that the fees now set forth may be changed or adjusted in the future by the Select Board. This will make the setting of Plumbing and Gas permit fees similar to how Building Permit fees are set.

The Advisory Committee and the Select Board voted unanimously in support of this Article.

RECOMMENDED: That the Town amend Article 18 of the Town of Hingham General By-laws by deleting Article 18 of the existing General By-laws in its entirety and replacing said Article with the language and fees set forth below:

**GENERAL BY-LAW ARTICLE 18
 FEES FOR PLUMBING AND GAS PERMITS**

Residential Plumbing and Gas Fees

1 fixture (minimum) Plumbing & Gas	\$50
Each additional fixture	\$15
New house complete (up to 2,500 sq.ft.)	\$200
New house complete (up to 3,500 sq.ft.)	\$300
New house complete (up to 4,500 sq.ft.)	\$400
New house complete (over 4,500 sq.ft.)	\$500

Site visit	\$50
Re-inspection fee	\$100
Domestic water heater	\$50 + gas \$50 = \$100
All gas requires a test	\$15 (test with a fixture)
	\$75 (test alone)
Underground Plumbing & Gas	\$60
Work started without permit	Double fee +\$150

Commercial Plumbing and Gas Fees

1 fixture (minimum)	\$60
Each additional fixture	\$20
Site visit	\$60
Re-inspection fee	\$100
Underground per inspection	\$75
Commercial water heater	\$60 + gas \$60 = \$120
Work started without permit	Double fee +150

The fees set forth herein may be changed and adjusted from time to time by the Select Board.

In accordance with M.G.L. c. 44, s. 53E½, there is hereby established in the Building Department a Building Department Revolving Fund for the following purposes:

1. For the receipt of all fees from plumbing and gas inspections (under General By-law Article 18) and electrical inspections (under General By-law Article 29) performed by Inspectors within the Building Department.
2. For the expenditures to pay wages, salaries, and fringe benefits (as applicable) for said Inspectors and associated department staff for performance of their services and for the expenditures to pay for equipment to be used by said Inspectors and/or associated department staff for the performance of their services.

The Building Commissioner shall be authorized to expend from said Revolving Fund for said purposes in accordance with the provisions of M.G.L. c. 44, s. 53E½. The Building Commissioner shall report all receipts and expenditures of said Revolving Fund to the Select Board at the end of each Fiscal Year.

**ARTICLE 21
AMEND GENERAL BY-LAW ARTICLE 29: ELECTRICAL PERMIT FEES**

Will the Town vote to amend the General By-laws of the Town of Hingham, adopted March 13, 1939, as heretofore amended, by deleting Article 29 of the General By-laws in its entirety and replacing said Article 29 with the following:

**GENERAL BY-LAW ARTICLE 29
ELECTRICAL PERMIT FEES**

Residential

Base Residential Fee	\$50
Re-inspection fee	\$100

Service, temp, or partial 100 amp	\$60
Service 200 amp	\$70
Service over 200 amp	\$250
New house complete and multi-family per unit up to 200 AMP service	\$275
New house complete with 300 amp Service	\$325
New house complete with 400 amp Service	\$375
Trenches each 100 feet	\$75
Addition/remodel/out building (i.e. shed or garage)	\$125
Generator	\$75
Septic System Wiring Motor/Pump	\$60
Alarm Systems, Fire and Burglar	\$60
Single Appliance	\$60
Water Heater	\$60
Heating System	\$60
Solar Panel installation	\$200
Swimming Pools (in-ground)	\$250
Swimming Pools (above ground)	\$125
Automotive chargers	\$60
Concrete encased electrode (underground)	\$60
After hours inspection	\$200
Work started w/o permit (permit must be obtained w/i 5 days of commencing work)	Double fee +150
<u>Commercial</u>	
Base Commercial Fee	\$100
Re-inspection required	\$100
Service, temp, or partial 200 amp or less	\$150
Service 201-400 amp	\$200
Service 401 amp and up	\$250
Commercial project not including service 1.50% of electrical contract up to \$100,000 and \$3.00 per thousand over \$100,000	
After hours inspection	\$200
Work started w/o permit (permit must be obtained w/i 5 days of commencing work)	Double fee +150

That the fees set forth herein may be changed and adjusted from time to time by the Select Board.

Or act on anything related thereto?
(Inserted by the Select Board)

COMMENT: This Article asks the Town to amend Article 29 of the Town of Hingham By-laws to establish fees that will be collected by the Building Department of Hingham associated with the inspection of various types of electrical work for installing and/or modifying the electrical apparatus supplying a residential or commercial building in Hingham. These fees, together with fees for plumbing and gas inspections under General By-law Article 18, will be used to establish and maintain a revolving fund as well as make expenditures from said fund in accordance with M.G.L. c.44,s.53E1/2.

Hingham's fees for inspecting the residential and commercial installation and/or modification of electrical apparatus have not been adjusted since 2010. Since these last adjustments the technology of the devices and techniques used by this utility has become increasingly complex. The skill level, time, equipment, and cost required for an inspector to verify these installations and modifications has increased significantly. Recognizing these increasing demands for completing an inspection the Building Department conducted an analysis of 975 electrical inspections conducted over a recent 12-month period. The result of this analysis revealed that the current fee structure is not adequately covering the incurred costs. The proposed fees have been developed to equitably account for these increased costs and wherever possible be near the median of ten other nearby South Shore communities (Braintree, Cohasset, Duxbury, Hanover, Hull, Marshfield, Norwell, Rockland, Weymouth, Scituate).

Expenditures from the Building Department Revolving fund are used to pay wages, salaries, and applicable fringe benefits of Building Department Inspectors and associated staff in their work doing inspections and for equipment used for the performances of these services. The Building Commissioner is required to report all receipts and expenditures of this revolving fund to the Select Board at the end of each fiscal year. Expenditures shall not be made from this revolving fund in excess of the balance of the fund or in excess of the total authorized by Annual Town Meeting.

A change from previous versions of this by-law is that the fees now set forth may be changed or adjusted in the future by the Select Board. This will make the setting of Electrical permit fees similar to how Building Permit fees are set.

The Advisory Committee and the Select Board voted unanimously in support of this Article.

RECOMMENDED: That the Town amend Article 29 of the Town of Hingham General By-laws by deleting the Fee Table in Article 29 of the existing General By-laws in its entirety and replacing said Fee Table with the following language:

**ARTICLE 29
ELECTRICAL PERMIT FEES**

Residential

Base Residential Fee	\$50
Re-inspection fee	\$100
Service, temp, or partial 100 amp	\$60
Service 200 amp	\$70
Service over 200 amp	\$250
New house complete and multi-family per unit up to 200 AMP service	\$275
New house complete with 300 amp Service	\$325
New house complete with 400 amp Service	\$375

Trenches each 100 feet	\$75
Addition/remodel/out building (i.e. shed or garage)	\$125
Generator	\$75
Septic System Wiring Motor/Pump	\$60
Alarm Systems, Fire and Burglar	\$60
Single Appliance	\$60
Water Heater	\$60
Heating System	\$60
Solar Panel installation	\$200
Swimming Pools (in-ground)	\$250
Swimming Pools (above ground)	\$125
Automotive chargers	\$60
Concrete encased electrode (underground)	\$60
After hours inspection	\$200
Work started w/o permit (permit must be obtained w/i 5 days of commencing work)	Double fee +150
Commercial	
Base Commercial Fee	\$100
Re-inspection required	\$100
Service, temp, or partial 200 amp or less	\$150
Service 201-400 amp	\$200
Service 401 amp and up	\$250
Commercial project not including service 1.50% of electrical contract up to \$100,000 and \$3.00 per thousand over \$100,000	
After hours inspection	\$200
Work started w/o permit (permit must be obtained w/i 5 days of commencing work)	Double fee +150

The fees set forth herein may be changed and adjusted from time to time by the Select Board.