

# **EFFECTIVE MARCH 22, 2016**

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## Town of East Lyme Building Department Valuation method for calculating Building Permit Fees

### **Residential Building based on the following valuation formula (including plumbing, heating & electrical work):**

Sheds (under 600sf)	\$25.00 per square foot of building area
Basement unfinished	\$30.00 per square foot of building area
Crawl space or piers	\$15.00 per square foot of building area
Finish existing basement without bathroom	\$35.00 per square foot of building area
Finish existing basement with bathroom	\$45.00 per square foot of building area
Living Space	\$125.00 per square foot of building area
Garage & Outbuildings over 600 sf	\$65.00 per square foot of building area
Decks	\$30.00 per square foot of building area
Storage unfinished area convertible to living space	\$55.00 per square foot of building area
Interior alterations or renovations and finishing previously framed areas	\$55.00 per square foot of building area
Siding and Roofing	\$5.00 per square foot of building area

### **Commercial Building based on the following valuation formulas:**

Renovations in existing buildings	\$55.00 per square foot of building area
New Commercial Buildings	As per current ICC fee schedule ( <i>This does not include sprinklers, commercial kitchen hoods and alarm systems or other mechanical equipment such as propane tanks or gas unit heaters.</i> )

### **Building Permit Fee Rule summary**

- a. 10.00 per thousand or portion thereof, in value (includes Certificate of Occupancy fee), with a minimum fee of \$50.00. Also as of 7/1/2010 twenty-six cents (\$0.26) per thousand for State Education Fee.
- b. Plan review and permit issuance time frame:  
Zoning – 30 days from date of application  
Building – 30 days from date of application per Connecticut General Statutes.
- c. In the event of permit expiration or cancellation, applicant may request in writing an 80% refund of the building permit fee – 20% plan review fee in nonrefundable.
- d. Demolition Permit Fee is \$50.00
- e. A re-inspection fee of \$50.00 will be charged to the property owner or contractor for any of the following conditions:
  1. Failure to comply with building code requirements that were cited during a previous inspection.
  2. If the work to be re-inspected is not ready for inspection upon arrival of the building inspector or assistant building inspector.
  3. If no one is present to meet the inspector and prior arrangements have not been made. The inspector at his discretion may waive the fee if an emergency situation is demonstrated.
  4. If the scope of work has changed and prior approval was not obtained from the building official. The fee must be paid prior to scheduling another inspection.