

# PRELIMINARY DRAFT

## CHAPTER 7

### BUILDINGS

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#### ARTICLE I. IN GENERAL

**SECTION 7.101. DUTY OF ENFORCEMENT.** The enforcement of the provisions of this Chapter, the State Building Code,<sup>1</sup> and the collection of any fees provided herein shall be the duty of the Superintendent of Public Buildings and Inspector of Buildings known as the Building Commissioner, and such inspectors or subordinates as may from time to time be designated by him. (Ord. No. 854, Sept. 29, 1975)

**SECTION 7.102. DEFINITION OF "COST".** Wherever the word "cost" appears it shall mean; "the fair and reasonable market cost of the work, including materials, for which the permit is sought". (Ord. No. 854, Sept. 29, 1975)

**SECTION 7.103. FAILURE TO OBTAIN PERMIT; EFFECT.** Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fee previously specified shall be tripled but the payment of such triple fee shall not relieve any person from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein. (Ord. No. 854, Sept. 29, 1975)

<sup>1</sup>Chapter 802 of the Acts of 1972 require that the building code of Cambridge shall be the Commonwealth of Massachusetts State Building Code.

ARTICLE II. FEES

SECTION 7.201 BUILDING PERMIT FEES

*See p. 117 - see 5-1(117-119)*

	Description	Fee
(1)	All buildings and structures	Min. Fee \$10.00 over \$5,000.00 cost \$2.00 per \$1,000.00 or fraction thereof of cost Max. Fee \$10,000.00
(2)	Alterations and Additions to cost	
	Less than \$100.00	\$2.00
	From \$101.00 to \$200.00	\$5.00
	From \$201.00 to \$300.00	\$8.00
	Over \$300.00 and less than \$5,000.00	\$10.00
	\$5,000.00 and over	\$10.00 plus \$1.00 per \$1,000.00 or fraction thereof Max. Fee \$5,000.00
(3)	Amendments to plans	\$2.00 per \$1,000.00 or fraction thereof of cost of work in excess of \$1,000.00. No fee if cost is \$1,000.00 or less
(4)	Demolition of buildings or structures to cost	
	Less than \$100.00	\$2.00
	From \$101.00 to \$200.00	\$5.00
	From \$201.00 to less than \$1,000.00	\$10.00
	<u>Over \$1,000.00</u>	\$10,000 plus \$3.00 per \$1,000.00 or fraction thereof Max. Fee \$5,000.00
(5)	Preliminary permits for foundations	Same as alterations and additions (Item 2, above)
(6)	All signs costing	
	Less than \$100.00	\$5.00
	From \$101.00 to \$200.00	\$10.00

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	From \$201.00 to \$300.00	\$15.00
	<u>Over \$300.00</u>	<u>\$15.00 plus \$2.00 per \$1,000.00 or fraction thereof</u>
(7)	Initial installation of elevators, dumbwaiters and moving stairways	<u>\$5.00 per \$1,000.00 or fraction thereof of cost</u>
(8)	Alterations, replacements or renewal of parts of an elevator, dumbwaiter or moving stairways	<u>\$5.00 per \$1,000.00 or fraction thereof of cost</u>
(9)	Annual safety test of elevators and moving stairways	<u>\$25.00 per car/stairway</u>
(10)	Annual inspection of dumbwaiters	\$5.00 per car
(11)	Inspection and testing of builder's hoist	\$25.00 per car
(12)	Petition to Board of Appeal (Building Code)	\$50.00
(13)	Certificate of Occupancy	\$2.00
(14)	Copy of Permit Application	\$1.00
	Copy of Board of Appeal Decision	\$1.00
	Copy of other records on file (one page)	\$1.00
	Additional pages in same file per page	\$ .50
(15)	Places of Assembly	
	Inspection Certificate	\$25.00
	Notice (Yellow Cards) 20 to less than 50 capacity	\$5.00
	Notice (Yellow Cards) less than 100 capacity	\$10.00
	Notice (White Card) over 100 capacity	\$25.00
(16)	Moving buildings	<u>Same as Item 2 (Alterations and Additions)</u>

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(17)	Builder's License	\$10.00
	One year renewal	\$5.00
	Beyond one year plus 30 days	\$10.00

(18)	Request inspection of dwelling unit as per section 120.3 of the State Building Code. (Ord. No. 584 Sept. 29, 1975)	\$50.00
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## SECTION 7.202 ELECTRICAL FEES

Electrical Fees. Initial charge made on all permits issued \$1.50.

(1)	Receptacles	
	15 ampere, each	\$ .25
	20 ampere, each	\$1.00
	30 ampere, each	\$2.00
	50 ampere, each	\$3.00
(2)	Fixtures, Lighting, Signs	\$ .25
	Projectors, every 100 watts (min. 50 watts per fixture)	
(3)	Motors	
	Less than 1 H.P.	\$1.00
	Each additional H.P.	\$ .25
(4)	Heating devices	
	Less than 1 KW	\$1.00
	Each additional KW	\$ .25
	<u>Domestic gas or oil burner</u>	\$1.00
(5)	Source of Supply	
	Service, each 100 amperes	\$1.00
	Each meter connection	\$1.00
	<u>Transformer, generator or rectifier less than 100 watts</u>	\$ .50
	Less than 10 KVA	\$2.00
	Each additional 10 KVA	\$1.00

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- (6) The fee for alterations and relocations will be the same as that charged for new work. *Dec 5-1 p. 119 (7)*
- (7) A charge of \$5.00 will be made for inspection of corrected defective work. (When defects reported by the Department have been corrected, a permit must be obtained before reinspection may be made.) *Dec. 5-1 p. 119 (8)*
- (8) Work done by others than Electrical Contractors, etc: Any person, firm or corporation other than electrical contractor and public service corporation who employs one or more electricians permanently to do electrical work, may obtain a permit covering the work done by such permanent electrician for a period of time, to be determined in each case. The fee for electrical work done under such a permit will be the same according to this schedule that would be charged had a separate permit been given for each job. A preliminary fee of \$1.50 will be charged for each permit issued. (Ord. No. 854, Sept. 29, 1975) *Dec 5-1 p. 119 (9)*

### SECTION 7.203. PLUMBING AND GAS-FITTING FEES

	Description	Fees
(1)	Heating units, <u>each</u>	<u>\$5.00</u>
(2)	High pressure units 15 P.S.I.	<u>\$10.00</u>
	<del>or over</del> Each additional 5 P.S.I.	<u>\$1.00</u>
(3)	New plumbing up to <u>10</u> fixtures	<u>\$15.00</u>
	Above <u>10</u> fixtures	<u>\$1.00</u>
(4)	*Alterations in plumbing	
	Up to <u>10</u> fixtures	<u>\$7.00</u>
	Above <u>10</u> fixtures	<u>\$1.00 each</u>
(5)	Gas-fitting, new and alterations, to	
	Cost less than \$100.00	<u>\$2.00</u>
	From \$101.00 to \$200.00	<u>\$4.00</u>
	From \$201.00 to \$300.00	<u>\$6.00</u>
	From \$301.00 to \$2,000.00	<u>\$10.00</u>
	Over \$2,000.00	<u>\$10.00</u> plus <u>\$2.00</u> per <u>\$1,000.00</u> or fraction thereof of cost.

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- (6) Sprinklers, up to 10  
Sprinkler heads \$10.00  
Additional heads \$ 50 each, per additional head
- (7) Fire lines and/or standpipe installations \$10.00 plus \$2.00 for each hose outlet and cabinet whether there is one or more sprinkler head/s connected to the system
- (8) Air conditioners (No permit shall be required for portable room units)  
Up to 25-ton unit \$10.00  
Over 25-ton unit \$2.00 per ton

- \* Alterations will be considered as replacement of existing fixtures only. (Ord. No. 854, Sept. 29, 1975)

## ARTICLE III. INTER COMMUNICATIONS SYSTEMS

dec. 3315, 120

SECTION 7.301. REQUIREMENTS. (a) In all multi-family dwellings, existing and new there shall be a fully operative inter-communication system capable of transmitting and receiving the sound of a human voice in normal conversational tone from a point outside the main entrance or vestibule of the building to each apartment or dwelling unit.

(b) There shall also be a means of electrically releasing the door strike of the main entrance door of the building from each apartment.

(c) The inter-communication system herein referred to shall be subject to the approval of the Building Commissioner. (Ord. No. 854, Sept. 29, 1975)

## ARTICLE IV. FIRE DISTRICT<sup>2</sup>

SECTION 7.401. ESTABLISHMENT. There is hereby established in the City of Cambridge a fire district within which buildings and structures shall be erected as provided in the State Building Code. Outside the fire district no limitations are placed by this part on buildings and structures.

SECTION 7.402. AREA WITHIN BOUNDARY. The area within the boundary lines of the fire district constitutes the mercantile and business sections along Massachusetts Avenue, Harvard Square, Central Square, a portion of Cambridge Street and the greater part of the eastern end of Cambridge along the Charles River.

<sup>2</sup>For boundaries of Fire District see appendices.

