Town of North Greenbush Building Permit Fees
(effective January, 2021)

1. **Permits for residential (single family dwellings):**

- New residential primary structure: $0.25/sq. ft.
- Additions to existing structures, including attached garages: $0.20/sq. ft. with a min fee of $100.00
- Decks & Porches: - up to 200 sq. ft.: $60.00 - over 200 sq. ft.; $120.00
- Renovations/Modifications: $.20/sq. ft. with a minimum fee of $100.00
- Heating/Cooling – HVAC: $60.00 - Generator: $50.00
- Detached garages, Sheds, Accessory buildings: $.20/100 sq. ft. with a min fee of $50.00
- Roofing: $50.00 - Siding: $50.00
- Solar Roof: $300.00
- Ground Mounted Solar – Residential: $300.00
- Swimming Pools: - above ground: $50.00 - in-ground: $100.00
- Use of Town water/hydrant to fill swimming pool: $100 plus the metered sale of water
- Fill Permits (Residential & Commercial): $100.00
- Filling in of in-ground swimming pool; $50.00
- Demolitions: - Accessory structure; $50.00 - One or Two family dwellings; $100.00
  - Sheds; $40.00 (no asbestos report needed for sheds)
- Misc... - Solar Hot Water System; $50.00

2. **Permits for multi-family occupancies (two or more dwellings per structure):**

- New Building for Multiple Dwelling units such as apartment house, motels, etc.
  Up to the first 1,000 SF: $1000 Over 1,000 SF: $ .50/SF
- Renovations/alterations/modifications; $.40/sq. ft. with a min fee of $100.00
- Accessory buildings; $20/sq. ft. with a minimum fee of $100.00
- Decks & porches: - up to 100 sq. ft.; $60.00 - over 100 sq. ft.; $120.00
- Swimming pools: $300.00

- Roofing: $ 75.00
- Siding: $ 50.00
- Demolitions: - accessory building; $60.00 - primary structure; $250.00

3. **Permits for non-residential occupancies:**

- New Building for Non-Residential or Mixed Use
  Up to the first 1,000 SF: $1,000 Over 1,000 SF: $ .50/SF
- Additions; $.40/sq. ft. with a min of $300.00
- Renovations, alterations, modifications; $.40/sq. ft. with a min of $300.00
- Commercial Accessory Building; $50/100 sq. ft. with a min of $250.00
- Heating/Cooling/HVAC: $100.00
- Solar Roof: $600.00
- Ground Mounted Solar – Commercial: $600.00
- Roofing: Shingles; $200.00 Flat Roof; $200.00
- Signs: $5.00/sq. ft. with a minimum fee of $50.00
- Demolitions; $.05/sq. ft. with a min of $500.00

Telecommunications Tower:	New Tower:	$6000.00
	Co-location & new equipment:	$2500.00
	Replacement of existing equipment:	$ 800.00
	Removal of Tower:	$2000.00
	Removal of all equipment permanently:	$ 250.00

4. **Operating Permits; $50.00 Annual Permit**

Miscellaneous Fees:
Inspections made before or after regular workdays/work hours:
-$100.00/hour with a 2 hour minimum
Zoning conformance letter for all commercial properties-including multi-family residential: $50.00

Temporary Sale of Christmas Trees: $200.00

Returned Check Fee: $35.00

Planning Board Fees

Chapter 155 Site Plan Review Fees - replaces 95-2(F):

1.) Residential
   a.) Preliminary review: $500.00 for the first four units, plus $50.00 each additional unit.
   b.) Final review: $200.00 for the first four units, plus $40.00 each additional unit.
   c.) Review and inspection: $75.00
   d.) Sign review: $100.00
   e.) Plus reimbursement of expenses per 95-4

2.) Non-Residetial
   a.) New site plan: $500.00 per acre or part of an acre, plus reimbursement of expenses per 95-4 with a $500.00 minimum fee.
   b.) Modified or revised site plan: $250.00 plus reimbursement of expenses per 95-4.

Chapter 163 Subdivision Fees – replaces 95-2(H):

Minor Subdivision:

Preliminary review: $200.00/proposed lot
Final Review: $200.00/lot
Reimbursement of expenses per attachment

Major Subdivision:

Preliminary review: $2000.00 for the first 10 lots, $100 for each additional lot
Final Review: $2000.00 for the first 10 lots, $100 for each additional lot
Reimbursement of expenses per attachment

Chapter 197 Zoning Board Fees – replaces 95-2(I)

Area Variances:
Residential single family - lot Area Variance: $100.00
Non-Residential Area Variance: $300.00

Use Variances:
Single family residential Use Variance: $200.00
Non-Residential Use Variance: $500.00

Special Permits:
Residential single lot special permit: $50.00
Non-Residential special permit: $150.00
Plus reimbursement of legal and engineering expenses per 95-4 for all variance and special permit applications.

Stormwater Pollution Prevention Plan Fees

SWPPP Fees:

SWPPP Review & Acceptance:

- Single Family Home Basic SWPPP: $250.00
- Basic SWPPP: $750.00
- Full SWPPP: Minimum fee: $2,000 plus additional fee as determined by the Planning Board approval process.

Notice of Termination (NOT) review and sign off: $500.00

Required monthly or weekly required SWPPP inspection:

- Single Family basic SWPPP: $75.00 per inspection
- Basic SWPPP: $150.00 per inspection
- Full SWPPP: $300.00 per inspection

Additional fees may be applied for reinspection due to non-compliance.

Operational Permits – Required

1. Aerosol products – Level 2 or 3 aerosol in excess of 500 pounds - $50
2. Amusement Buildings - $75
3. Aviation Facilities - $50
4. Carbon Dioxide systems used in beverage dispensing applications – having more than 100 pounds -$50
5. Carnivals and Fairs - $100
6. Cellulose nitrate film – Group A occupancy - $50
7. Combustible Dust producing operations – as defined in Ch.2 of IFC - $50
8. Combustible Fibers – quantities greater than 100 pounds, not required for agricultural storage - $50
9. Compressed Gases – in excess of Table 105.6.9 of IFC - $50
10. Covered and Open Malls - $100
11. Cryogenic Fluids – in excess of Table 105.6.11 IFC - $50
12. Cutting and Welding - $50
13. Dry Cleaning - $50
14. Exhibits and Trade Shows - $75
15. Explosives – including Fireworks - $100
16. Fire Hydrants and Valves - $50
17. Flammable and Combustible Liquids - $75
18. Floor Finishing – exceeding 350 square feet - $50
19. Fruit and Crop ripening - $50
20. Fumigation and Insecticidal Fogging – Operate a Business -$50
21. Hazardous Materials – in excess of Table 105.6.21 IFC - $50
22. HPM Facilities (hazardous production material) - $$50
23. High Piled Storage – exceeding 500 square feet - $50
24. Hot Works Operations – Public demonstration, inside of a structure, fixed site, within wildfire risk area, roof coverings, and program within a facility - $80
25. Industrial Ovens - $50
26. Lumber Yards and Woodworking plants$50
27. Liquid or gas fuel vehicles or equipment in assembly buildings - $50
28. Storage and use of LP Gas - $100
29. Magnesium – More than 10 pounds - $50
30. Miscellaneous Combustible Storage – excess of 2500 cubic feet - $50
31. Motor Fuel dispensing facilities - $100
32. Open Burning – exception Recreational Fires – See List
33. Open Flames and Torches – Remove paint or in a wildfire area - $50
34. Open Flames and Candles – in Assembly spaces, restaurants and drinking establishments - $50
35. Organic Coatings – more than 1 gallon - $50
36. Places of Assembly - $50
37. Private Fire Hydrants - $50
38. Pyrotechnic special effects material - $50
39. Pyroxylin Plastics – more than 25 pounds - $50
40. Refrigeration Equipment – Ch.6 IFC - $50
41. Repair Garages and Motor Fuel-dispensing facilities - $50

42. Roof Top Heliports - $50
43. Spraying and Dipping – Ch. 24 IFC - $75
44. Storage of Scrap Tires and Tire Byproducts – excess of 2500 cubic feet - $50
45. Temporary Membrane Structures – excess of 400 square feet – See List
46. Tire-rebuilding plants - $50
47. Waste Handling – wrecking yards, junk yards and waste material-handling facilities - $50
48. Wood Products – store chips, hogged material, lumber or plywood in excess of 200 cubic feet - $50
49. Issuing Duplicate Operating Permits - $10
50. Reinstate Revoked Operational Permit - $300

Required Construction Permits ($75 each)

1. Automatic Fire-Extinguishing Systems
2. Battery Systems – More than 50 gallons
3. Compressed Gases – Excess Table205.6.9 IFC
4. Cryogenic Fluids – exceeds amounts Table 105.6.11
5. Emergency Responder radio coverage systems
6. Fire Alarm and Detection Systems and related equipment
7. Fire Pumps and related equipment
8. Flammable and Combustible Liquids
9. Gates and Barricades across fire apparatus access roads
10. Hazardous Materials – exceeding Table 105.6.21 IFC
11. Industrial Ovens – Ch. 30 IFC
12. LP gas – installation or modification of LP gas system
13. Private Fire Hydrants
14. Smoke control or smoke exhaust systems
15. Solar power systems
16. Spraying or dipping
17. Standpipe systems
18. Temporary Membrane structures and tents – exceptions camping, funeral, open all sides max. 700 square feet, aggregate area of multiple tents without fire break clearance of not less than 12 feet shall not exceed 700 square feet, maximum clearance to structures 12 feet

Fire Safety Inspections and related Permits and Inspections:

Fireworks Permit:	$ 100.00
Private School Inspection:	$ 100.00 per booklet

Multiple Dwelling: Group R Occupancies:

Change in tenant – C.O.	$ 50.00
3 – 10 units:	$ 30.00
11 – 20 units:	$ 60.00
21 – 30 units:	$ 90.00
31 – 50 units:	$ 2.00 per unit/$150.00
51 – 100 units:	$ 1.75 per unit/$300.00
100+ units:	$ 3.00 per unit/$200.00

Business & Mercantile

Per tenant up to 2,500 sf	$ 50.00
2500 – 10,000 sf	$ 100.00
Not to exceed over 10,000 sf	$ 300.00

Industrial & Storage

Per tenant up to 5,000 sf	$ 50.00
Per each additional 500 sf – 1,000 sf	$ 100.00
Not to exceed over 10,000 sf	$ 300.00

Assembly Spaces

1 to 50 occupants per tenant	$ 50.00
51 – 99	$ 80.00
100-300	$ 100.00 + $ 75.00
301 – 1000	$ 120.00 + $ 75.00
1000 plus	$ 150.00 + $ 75.00
Total Inspection fee not to exceed	$ 300.00

Institutional

Per tenant up to 2,500 sf	$ 100.00
Per each additional 2,500 sf – 10,000sf	$ 150.00
Over 10,000 sf	$ 200.00

Miscellaneous

Per tenant up to 2,500 sf	$ 120.00
Per each additional 2,500 sf – 10,000sf	$ 120.00

Hazardous Group H Occupancies:

Per tenant up to 5,000 sf	$ 100.00 + $75.00
Per each additional 1,000 sf over 5,000 sf	$ 200.00 +$75.00
Total inspection fee not to exceed	$ 300.00 +$75.00

Family Day Care	$ 60.00

Adult Care	$ 60.00	
Operational Permit (New)	$ 50.00 - $ 100.00	
Reinstate revoked Operational Permit (New)	$ 300.00	
Re-Inspections	$ 100.00	
Truss Placarding (New)	$ 80.00 + cost of placecard	
Hazardous Materials Technical Assistance Fees	$ 150.00	(Hourly rate and/or overtime rate of personnel
Off Hour Inspections	$ 150.00 per hour/2 hour minimum	
Miscellaneous Inspections	$ 100.00	
Home Day Care Inspections	$ 60.00	
Late Fee:	$ 100.00	
Blasting/Per Day:	$ 200.00	

Fire Protection Plan Review to replace existing system	$ 75.00 Per Hour
Witness Final Acceptance Test:	$ 50.00

Tent Fees up to 400 sq. ft.	$ 75.00
Tent Fees over 400 sq. ft.	$ 150.00
Circus Tent	$ 250.00

Food Truck Inspections:	
Private event at residence/1 day	$ 100.00/per event
Special Events (ex: fairs, food truck fairs)	$ 150.00/per event
Yearly	$ 250.00

Fire Flow Test	$ 150.00
Courtesy/Requested	$ 75.00
Open burning at private residence/yearly	$ 25.00
Agriculture Fire Permit:	
Commercial 20 Acres	$ 250.00
Greater than 20 Acres	$ 500.00
Special open burning-bonfire/commercial	$ 25.00
Certificate of Occupancy (CO)	$ 100.00
Mass Gatherings with Assignment of Personnel	$ 250.00 + stand by fees
Fire watch:	$ 75.00 per hour