

NEW HOME PERMITTING PROCESS

WHY DO I NEED TO GET PERMITS?

Massachusetts General Laws and South Hadley Laws require that permits be obtained for most construction projects or alterations of new or existing property.

The permitting and inspection process helps local officials ensure that construction meets fire, health and safety codes, the safety and well being of residents is protected, the impact on the environment is minimized and the value of residential property is maintained.

Failure to obtain the proper permits will delay construction and may result in large fines and prosecution. Violators could be required to restore property to pre-construction condition. Be aware that the property owner bears legal responsibility if the proper permits are not obtained.

WHAT WILL I NEED TO GET A PERMIT?

A sign-off sheet from several town departments. From the Building Department, a plot plan showing location of the building and all setback dimensions. Building Plans (2 sets).

The drawing should include a floor plan, foundation plan, elevations and cross section. Percolation test, soil evaluation and septic design completed by a registered professional (if not connected to the town water system), completed permit application including an energy code compliance calculation and building permit application fee. You will also need to furnish a Construction Supervisor License number and certificate of insurance from the contractor.