

Town of Warren—Building Permit Fees

**(A) New Construction—Building Permit Fees**

**(1) Residential Uses**—not including sheds and pools—see section B.1.b.1 below:

(a) *Calculated Value* =

- (1) \$55.00 per square foot (includes all habitable space) (plus)
- (2) \$10.00 per square foot (foundations and storage areas) (plus)
- (3) \$30.00 per square foot (garages, decks, porches, balconies)

(b) *Formula* = (round up to the nearest thousand)

- (1) *Calculated Value* x \$10.00 per thousand = Town Fee (plus)
- (2) See section **(D)** for additional fees.

**(2) Commercial/Industrial Uses**—not including sheds and pools—see section B.2.b.1

(a) *Calculated Value* =

- (1) \$65.00 per square foot (includes all space under roof) (plus)
- (2) \$10.00 per square foot (foundations) (plus)
- (3) \$30.00 per square foot (exterior decks, porches, balconies)

(b) *Formula* = (round up to the nearest thousand)

- (1) *Calculated Value* x \$10.00 per thousand = Town Fee (plus)
- (2) See section **(D)** for additional fees.

**(B) Renovations/Alterations/Demolition—Building Permit Fees**

**(1) Residential Uses**

(a) *Estimated Cost Value (ECV)* = estimated cost of work including labor and materials. Building Official has discretion to increase or decrease this value.

(b) *Formula* = (round up to the nearest thousand)

(1) *Job Specific fees:* = Town Fee (minimum fee = \$30.00)

- (a) **Renovations/Alterations**—(*ECV*) x \$10.00 per thousand
- (b) **Sheds** less than 400 square feet = \$30.00  
Greater than 400 square feet—use formula for garages/new construction
- (c) **Window** installation = \$5.00 per window
- (d) **Fence** installation = \$0.25 per lineal foot
- (e) **Pools** less than 20 feet round and 400 square feet = \$40.00  
Greater than 20 foot round and 400 square feet = \$60.00
- (f) **Roofs**—per dwelling unit = \$60.00
- (g) **Demolition**—per dwelling unit = 100.00
- (h) **Demolition**—per accessory structure (up to 400 sq. ft.) = \$40.00

(plus)

(2) See section **(D)** for additional fees.

**(2) Commercial/Industrial Uses**

(a) *Estimated Cost Value (ECV)* = estimated cost of work including labor and materials. Building Official has discretion to increase or decrease this value.

(b) *Formula* = (round up to the nearest thousand)

(1) *Job Specific fees:* = Town Fee (minimum fee = \$50.00)

- (a) **Renovations/Alterations**—(*ECV*) x \$10.00 per thousand
- (b) **Signs**—\$2.00 per square foot
- (c) **Demolition**—all structures up to 5,000 sq. ft.—\$100.00
- (d) **Demolition**—all structures between 5,000 and 10,000 sq. ft.—\$150.00
- (e) **Demolition**—structures over 10,000 sq. ft.—\$200.00 or formula for Renovations/Alterations (whichever is greater)
- (f) **Pools** less than 20 feet round and 400 square feet = \$60.00  
Greater than 20 foot round or 400 sq. ft.—use formula for Renovations/Alterations
- (g) **Sheds** less than 400 square feet = \$50.00  
Greater than 400 square feet—use formula for garages/new construction
- (h) **Window** installation = \$7.00 per window
- (i) **Fence** installation = \$0.50 per lineal foot
- (j) **Roofs**—use formula for Renovations/Alterations

(plus)

(2) See section (D) for additional fees.

### (C) Plumbing, Mechanical, Electrical Permit Fees

#### (1) Residential Uses

(a) *Estimated Cost Value (ECV)* = estimated cost of work including labor and materials. Building Official has discretion to increase or decrease this value.

(b) *Formula* = (round up to the nearest thousand)

(1) *Initial Fee* = \$40.00 (plus)

(2) *Job Specific fees:* = Town Fee

(a) *Plumbing—Mechanical*

- (1) **New work/Renovations/Alterations**—(*ECV*) x \$10.00 per thousand
- (2) **Hot Water Heating System**—\$20.00 per unit
- (3) **Heating Appliance**—\$30.00 per unit
- (4) **Heating/Cooling System**—\$40.00 per unit
- (5) **Plumbing Fixture**—\$10.00 per fixture

(a) *Electrical*

- (1) **New work/Renovations/Alterations**—(*ECV*) x \$15.00 per thousand
- (2) **Electrical Service**—\$50.00 per meter
- (3) **Pool Wiring**—\$30.00

(plus)

(b) See section (D) for additional fees.

#### (2) Commercial/Industrial Uses

(a) *Estimated Cost Value (ECV)* = estimated cost of work including labor and materials. Building Official has discretion to increase or decrease this value.

(b) *Formula* = (round up to the nearest thousand)

- (1) *Initial Fee* = \$50.00 (plus)
- (2) *Job Specific fees:* = Town Fee

(a) *Plumbing—Mechanical*

- (1) **New work/Renovations/Alterations**—(*ECV*) x \$10.00 per thousand
- (2) **Hot Water Heating System**—\$30.00 per unit
- (3) **Heating Appliance**—\$40.00 per unit
- (4) **Heating/Cooling System**—\$50.00 per unit
- (5) **Plumbing Fixture**—\$12.00 per fixture

(b) *Electrical*

- (4) **New work/Renovations/Alterations**—(*ECV*) x \$15.00 per thousand
- (5) **Electrical Service**—\$60.00 per meter
- (6) **Pool Wiring**—\$40.00

(plus)

- (3) See section (D) for additional fees.

**(D) Miscellaneous Fees**

- (1) State Fee = (*Calculated Value or Estimated Cost Value*) x \$ 1.00 per thousand; Calculated on all permits. Subject to change per RI General Laws; maximum fee of \$50.00 for residential structures and uses.
- (2) State Radon Fee = (Total square footage - decks, porches, balconies) x \$0.02; Calculated on new residential structures only. Subject to change per RI General Laws.
- (3) Plan Review Fee = (*Town Fee*) x 20%; Fee only to be assessed if plans are reviewed by the Building Official.
- (4) Substantial Completion Fee = \$50.00 (residential uses;) \$100.00 (commercial/industrial uses;) Partially refundable fee is collected at time of application for all permits except permits that require a Certificate of Occupancy. A portion of this fee—\$40.00 (residential uses;) \$90.00 (commercial/industrial uses;)—will be refunded upon the issuance of a Certificate of Substantial Completion for the project or the passing of final inspections (Building Official's discretion.) Refund expires one year from the date the permit was issued unless a written extension request is received and approved by the Warren Building Official. It shall be the policy of the Town of Warren that this \$10.00 difference be used solely as a user/technology fee and pay for the cost of the construction permit tracking software currently in use.
- (5) Certificate of Occupancy Fee = \$50.00 (new structures and uses only)
- (6) Late Fee = \$250.00 or 50% of (*Town Fee*) whichever is greater; any entity or person performing work without a required permit is assessed this fee.
- (7) Re-inspection Fee = \$30.00; Will be assessed should a Town of Warren inspector be required to re-inspect a project due to the failure of the project to pass inspection upon first inspection. This fee must be paid prior to the re-inspection.

**(E) Work on Town owned Property**

Town Fees are hereby waived for work that is performed on property that is owned by the Town of Warren. State Fees, Substantial Completion Fees and Re-inspection fees are the responsibility of the contractor/owner who is performing work on property that is owned by the Town of Warren. The Warren Town Manager shall have the discretion to forward any fee waiver requests under this section to the Warren Town Council for review and approval.

**(F) Refunds**

The Warren Building Official is hereby authorized to issue a refund of any fee in this section to a permit holder who has not commenced working on a project or property. Refund requests must be in writing, detailing the nature of the request. Refunds will be subject to a 25% administrative fee based upon the original cost of the permit. Refunds may be considered by the Building Official for work on a project or property that is incomplete and the registered contractor who is responsible for the work has left the job. All of these requests must also be in writing, detailing the nature of the request.

No refunds will be considered one calendar year from the date the permit was issued. The Warren Building Official or the Warren Town Manager shall have the discretion to forward any refund requests under this section to the Warren Town Council for review and approval.