

DEPT BUILDING DEPARTMENT

BUILDING INSPECTIONS DIVISION

EFFECTIVE JANUARY 1, 2026

Building Commissioner:
Bill McGrady

Contact Information:
781-751-9182
bmcgrady@dedhamma.gov

Services:

Building Inspectors are responsible for:

- Ascertaining that all requirements are met before permits are issued,
- Performing building inspections,
- Issuing building permits,
- Enforcing the Town's Zoning By-Laws, State Building Code, Sign Code,
- Citing violations and imposing fines when necessary,
- Investigating complaints that come under our jurisdiction, and
- Performing annual inspection of all places of assembly.

Visit our website:
dedham-ma.gov/Building

RESIDENTIAL BUILDING PERMIT FEES

New Construction (single and two-family)	\$10.00/\$1,000 (\$350.00 minimum)
New Construction (multi-family, 3 or more units)	\$18.00/\$1,000 (350.00 minimum)
Accessory buildings (sheds, garages, tents, and filter houses)	\$10.00/\$1,000 (\$50.00 minimum)
Additions/Alterations (including carports, breezeways, porches decks, solar panels, chimneys-1 & 2 family)	\$10.00/\$1,000 (\$75.00 minimum)
Additions/Alterations (including carports, breezeways, porches decks, solar panels, chimneys- 3 or more units)	\$18.00/\$1,000.00 (\$75.00 minimum)
Siding and Roofing	\$8.00/\$1,000 (\$50.00 minimum)
Repairs/Replacement Windows or Doors	\$10.00/\$1,000 (\$50.00 minimum)
Replacement/Repair from fire damage	\$10.00/\$1,000 (\$50.00 minimum)
Demolition of Building	\$100.00
Interior Demolition (single and two-family)	\$10.00/\$1,000.00 (\$50.00 minimum)
Certificate of Occupancy Permit	\$25.00

NOTE: Building Permit Fees are waived for all buildings that are owned and operated by the Town of Dedham



CONTACT US BEFORE YOU START WORK

APPLY FOR A PERMIT
Visit our online permitting portal, OpenGov, to complete your application today!
Need assistance?
Give us a call at 781-751-9180



More Information:
www.dedham-ma.gov/building



Contact Information:
781-751-9180
Town Hall, 2nd Floor
450 Washington Street

DEPT BUILDING DEPARTMENT

EFFECTIVE JANUARY 1, 2026

BUILDING INSPECTIONS DIVISION

COMMERCIAL BUILDING PERMIT FEES

New Construction	\$15.00/\$1,000 (\$300.00 minimum)
Alterations/Additions	\$15.00/\$1,000 (\$150.00 minimum)
Repairs/Interior Demolition	\$15.00/\$1,000 (\$100.00 minimum)
Replacement from fire damage	\$15.00/\$1,000 (\$100.00 minimum)
Replacement Windows/Doors	\$15.00/\$1,000 (\$100.00 minimum)
Demolition of Building	\$100.00

MISCELLANEOUS PERMIT FEES

TV Satellite	\$100.00
Aboveground Swimming Pools	\$50.00
In-Ground Swimming Pools	\$100.00
Building Relocation	\$200.00 first mile (\$150.00 each additional mile)
Solid Fuel Burning Appliance	\$50.00
Carnivals or Fairs	\$200.00 flat fee
Tent Permits (1 to 6 days)	\$25.00 per day per tent
Tent Permits (Seasonal; more than 6 days, up to 6 months)	\$150.00
Sign Permit	\$15.00/\$1,000 (\$75.00 minimum)
Duplicate Permits (lost)	\$25.00
Re-Inspection Fee	\$25.00
Certificate of Occupancy Permit	\$75.00
Annual Certificate of Inspection Fee	\$125.00 per Certificate
Certificate of Inspection Fee - Churches	\$50.00 per Certificate

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MECHANICAL PERMITS

Residential Mechanical Permits	\$30.00 minimum (covers first five fixtures) \$8.00 each additional fixture \$125.00 maximum permit fee
Commercial Mechanical Permits	\$15.00/\$1,000.00 (\$100.00 minimum) New or Replacement Mechanical Equipment \$500.00 maximum permit fee

SHEET METAL PERMITS

Residential Sheet Metal Permits	\$30.00 minimum (covers the first five systems) \$8.00 each additional system \$125.00 maximum permit fee
Commercial Sheet Metal Permits	\$15.00/\$1,000.00 (\$100.00 minimum) New or Replacement Ductwork \$500.00 maximum permit fee

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DEPT BUILDING DEPARTMENT

ELECTRICAL & WIRING DIVISION

EFFECTIVE JANUARY 1, 2026

Electrical Inspector:
Carmen Dellolacono

Contact Information:
781-751-9184
cdelloiacono@dedhamma.gov

- Services:**
The Electrical Inspector is responsible for:
- Performing wiring and electrical inspections,
 - Ascertaining that all requirements are met before permits are issued,
 - Issuing electrical permits, and
 - Enforcing the Massachusetts Electrical Code.

Visit our website:
dedham-ma.gov/Building



**CONTACT US
BEFORE YOU
START WORK**

All work must comply with with Massachusetts Electrical Code. Rates are subject to triple fees for all work started without a permit on file within 5 days.

RESIDENTIAL ELECTRICAL PERMIT FEES

NEW HOME PERMIT FEES

Basic wiring, data, A/C up to a 200-amp service	\$325.00
Basic wiring, data, A/C up to a 201 to 400-amp service	\$450.00
Basic wiring, data, A/C up to a 401 to 600-amp service	\$675.00
Basic wiring, data, A/C up to a 800-amp service	\$800.00
Take Over Permit	\$100.00
Temporary Service	\$100.00

ALTERATIONS, ADDITIONS, REMODELING

Service Change (requires UA# from Utility)	\$50.00 per 100-amps
Sub-panels	\$50.00 per 100-amps
Siding (requires UA# from Utility)	\$50.00
Boiler replacement	\$50.00
HVAC systems	\$50.00 per unit
Mini Splits	\$50.00 base and \$20.00 per head
In-ground pools	\$200.00
Above ground pools, Hot tubs	\$100.00
Solar	\$5.00 per panel, \$100.00 minimum
Generator	\$50.00 base plus \$1.00 per kW
Burglar, fire alarm	\$50.00



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DEPT BUILDING DEPARTMENT

ELECTRICAL & WIRING DIVISION

EFFECTIVE JANUARY 1, 2026

Electrical Inspector:

Carmen Dellolacono

Contact Information:

781-751-9184

cdelloiacono@dedhamma.gov

Services:

The Electrical Inspector is responsible for:

- Performing wiring and electrical inspections,
- Ascertaining that all requirements are met before permits are issued,
- Issuing electrical permits, and
- Enforcing the Massachusetts Electrical Code.

Visit our website:

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RESIDENTIAL ELECTRICAL PERMIT FEES

Contract with Total Value of Electrical Work Upon Request

\$15.00 per \$1,000.00 of the Value of the Electrical Work	\$125.00 Minimum Fee
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MISCELLANEOUS FEES*

Re-Inspection (paid in advance)	\$100.00 each inspection
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*Miscellaneous fees determined by the Electrical Inspector

AFTER HOUR INSPECTIONS

Monday through Saturday - 4 hours of Inspector Overtime	1.5x rate plus 20%
Sunday - 4 hours of Inspector Overtime	2.0x rate plus 20%

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DEPT BUILDING DEPARTMENT

ELECTRICAL & WIRING DIVISION

EFFECTIVE JANUARY 1, 2026

Electrical Inspector:
Carmen Dellolacono

Contact Information:
781-751-9184
cdelloiacono@dedhamma.gov

- Services:**
The Electrical Inspector is responsible for:
- Performing wiring and electrical inspections,
 - Ascertaining that all requirements are met before permits are issued,
 - Issuing electrical permits, and
 - Enforcing the Massachusetts Electrical Code.

Visit our website:
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CONTACT US BEFORE YOU START WORK

All work must comply with with Massachusetts Electrical Code. Rates are subject to triple fees for all work started without a permit on file within 5 days.

COMMERCIAL ELECTRICAL PERMIT FEES

\$20.00 per \$1,000.00 of the Value of Electrical Work	\$175.00 Minimum Fee
Annual Maintenance Permit (as defied by MGL)	\$300.00

AFTER HOUR INSPECTIONS

Monday through Saturday - 4 hours of Inspector Overtime	1.5x rate plus 20%
Sunday - 4 hours of Inspector Overtime	2.0x rate plus 20%

MISCELLANEOUS FEES*

Re-Inspection (paid in advance)	\$100.00 each inspection
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*Miscellaneous fees determined by the Electrical Inspector

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DEPT BUILDING DEPARTMENT

PLUMBING & GAS DIVISION

EFFECTIVE JANUARY 1, 2026

Plumbing Inspector:
James Craig

Contact Information:
781-751-9183
jcraig@dedhamma.gov

- Services:**
The Plumbing & Gas Inspector is responsible for:
- Performing inspections of plumbing and gas fittings,
 - Ascertaining that all requirements are met before permits are issued,
 - Issuing plumbing and gas fitting permits, and
 - Enforcing the Massachusetts Uniform State Plumbing Code.

Visit our website:
dedham-ma.gov/Building



**CONTACT US
BEFORE YOU
START WORK**

If any plumbing work is started before a permit is obtained or without consent from the Plumbing Inspector, the fee will be tripled

APPLY FOR A PERMIT

Visit our online permitting portal, OpenGov, to complete your application today!
Need assistance?
Give us a call at 781-751-9180



RESIDENTIAL PLUMBING PERMIT FEES

\$50.00 Minimum	Covers first fixture
\$10.00	Each additional fixture

COMMERCIAL PLUMBING PERMIT FEES

\$75.00 Minimum	Covers first fixture
\$15.00	Each additional fixture

RESIDENTIAL GAS-FITTING PERMIT FEES

\$50.00 Minimum	Covers first fixture
\$10.00	Each additional fixture

COMMERCIAL GAS-FITTING PERMIT FEES

\$75.00 Minimum	Covers first fixture
\$15.00	Each additional fixture

MISCELLANEOUS PERMIT FEES

Sewer Connection	\$50.00
Re-Inspection Fee	\$50.00
2nd Water Meter	\$50.00
Gas Test	\$50.00
Electric Water Heater	\$50.00
Gas Water Heater Replacement	\$100.00*

AFTER HOUR INSPECTIONS

Monday through Saturday - 4 hours of Inspector Overtime	1.5x rate plus 20%
Sunday - 4 hours of Inspector Overtime	2.0x rate plus 20%

*NOTE: Replacement gas hot water heaters or heating boilers require both Plumbing & Gas-Fitting Permits. A \$75.00 flat fee covers both permits



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