

DEPARTMENT OF INSPECTIONAL SERVICES

Calendar year 2016 has seen improvements from the year 2015. Residents are continuing to install solar panels and energy efficient windows & doors at a steady rate, and insulation has peaked since last year as a result of the Mass Save program and numerous incentives. The new construction of condominium units has almost tripled since last year, while single family dwellings have dropped by about half.

Ludlow Mill Housing Limited Partnership has started rehabbing the old mill building into senior housing which looks to have a finish date in the middle 2017. The construction of the commercial buildings at the Turnpike entrance, owned by The Colvest Group, are now complete, with a new Starbucks and Sprint store currently as tenants. There has also been a major increase in the number of sign permits due to all of the new businesses emerging in town.

Our department has merged with the Zoning Board of Appeals to allow for better communication and immediate service for the residents of Ludlow. We are confident that our joint efforts have made it an easier and smoother experience for all applicants. We look forward to continuing to provide excellent service for the contractors and for the residents in town.

The following is a breakdown of the permit activity for the calendar year 2016, including public safety certificates.

# of Permits	Type of Permit	Estimated Value
11	Single Family Dwellings	\$2,653,000
29	Condominium Dwellings	\$4,094,000
1	Two-Family Dwelling	\$180,000
1	Conversion to Apartments	\$11,000
0	Conversion to Two-Family	\$0
11	Dwelling – Additions	\$607,000
58	Dwelling – Alterations	\$1,213,000
5	Commercial – New Construction	\$18,208,000
23	Commercial – Renovations/Additions	\$3,624,300
8	Commercial – New Roof	\$257,750
5	Commercial – Cell Tower Antennas/Equipment	\$113,000
4	Repair of Fire Damaged Structures	\$140,000
4	Porches	\$73,300
21	Decks	\$175,500
21	Swimming Pools	\$207,300
32	Fences	\$202,750
58	Reshingle	\$531,900

26	Siding	\$378,800
91	Window & Door Replacement	\$591,200
8	Detached Garages/Carports	\$176,800
25	Sheds, Barns, Gazebos, Pergolas	\$75,200
9	Temporary Structures	\$10,700
30	Chimneys, Wood-Burning, Coal Stoves, etc.	\$54,700
44	Signs	\$154,255
131	Solar Panels/Arrays	\$6,429,700
186	Insulation	\$506,005
13	Miscellaneous	\$115,500
13	Permits to Demolish	\$236,900
76	Certificates of Inspection	\$0

Total Permits issued: 945 estimated value of \$41,021,560

Total Fees Collected: \$370,339

Electrical Permits issued: 537

Total Fees Collected: \$164,109

Plumbing & Gas-Fitting Permits issued: 458

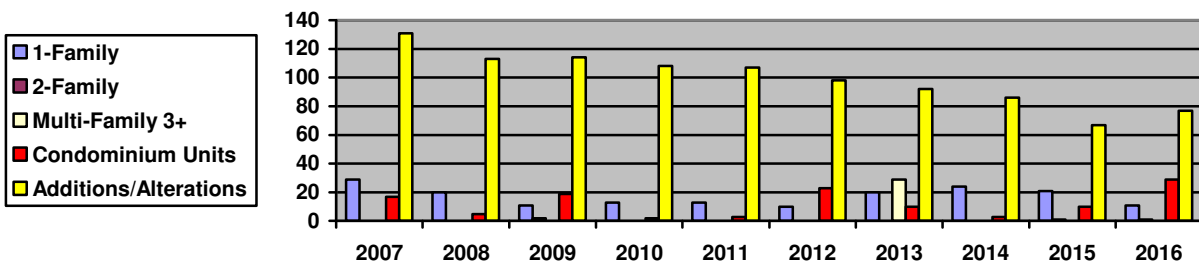
Total Fees Collected: \$52,727

Sheet Metal Permits issued: 20

Total Fees Collected: \$7,090

TOTAL FEES COLLECTED FOR 2016: \$494,265

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
1-Family	29	20	11	13	13	10	20	24	21	11
2-Family	0	0	2	0	0	0	0	0	1	1
Multi-Family 3+	0	0	0	0	0	0	29	0	0	0
Condominium Units	17	5	19	2	3	23	10	3	10	29
Additions/Alterations	131	113	114	108	107	98	92	86	67	77



I want to thank my staff, Mr. John Roda, Inspector of Wires; Mr. Steven Lopes, Plumbing & Gas Inspector; and Ms. Nicole Stevens, Office Assistant for all of their extra hard work and extreme dedication. I also want to extend my thanks to Mr. Paul Adzima, On-Call Local Building Inspector; Mr. Kevin Douville, Assistant Plumbing/Gas Inspector; and Mr. Richard Chenevert, Assistant Inspector of Wires.

Respectfully Submitted,
Justin Larivee, Building Commissioner