

DEPARTMENT OF INSPECTIONAL SERVICES

Calendar year 2019 saw a slight increase in permits from the year 2018. The construction of new single-family homes increased by three (3) from last year and the construction of new condominium units also increased by three (3). Residents are consistently finding ways to keep their homes energy efficient with the installation of solar panels, insulation, new doors and windows. Additions, alterations and renovations to existing homes decreased slightly compared to 2018.

Building Permits were issued for the construction of the new Harris Brook Elementary School on Chapin Street and the new Ludlow Senior Center on State Street. Construction has begun and inspections are ongoing and will continue through completion of these projects.

Our Department is projecting 2020 to be a busy year for new residential construction due to the availability of vacant lots and approval of new subdivisions in town. We will continue to strive towards excellence by ensuring that the permit process be as smooth and easy as possible for all contractors, residents and business owners and we look forward to being of service for all of your building and inspectional needs.

The following is a breakdown of the permit activity for the calendar year 2019:

No. of Permits	Type of Permit	Estimated Value
22	Single Family Dwellings	\$6,735,300
11	Condominium Dwellings	\$1,952,140
1	Two-Family Dwellings	\$275,000
60	Dwelling – Additions & Alterations	\$1,140,246
2	Footing & Foundation	\$0
3	Commercial – New Construction	\$50,102,378
18	Commercial – Renovations/Additions	\$696,076
2	Commercial – Demolition	\$10,000
6	Commercial – Cell Tower Antennas/Equipment	\$132,500
4	Commercial – Fire Suppression Systems	\$137,712
1	Commercial – Footing & Foundation	\$28,000
9	Commercial - Roofing	\$804,168.19
1	Commercial – Solar Panels/Arrays	\$24,517
19	Commercial – Signs	\$49,135
4	Commercial – Temporary Stage & Tents	\$8,050
2	Repair of Fire Damaged Structures	\$558,122
12	Decks	\$80,950
22	Swimming Pools/Hot Tubs	\$453,629
8	Fences	\$12,198
79	Re-shingle	\$859,437

13	Siding	\$208,665
86	Window & Door Replacement	\$728,961
17	Sheds, Barns, Garages	\$274,718
1	Temporary Structures	\$17,000
26	Chimneys, Wood-Burning, Pellet Stoves, etc.	\$61,361
61	Solar Panels/Arrays	\$1,520,262
132	Insulation	\$511,296
1	Retaining Walls	\$75,000
4	Permits to Demolish	\$17,900
	TOTAL	\$67,474,721.19

627 Permits Issued at an estimated value of \$67,474,721.19
Total Fees Collected \$186,831.73

Number of ELECTRICAL Permits Issued: 408
Fees Collected \$45,002.20

Number of PLUMBING & GAS-FITTING Permits Issued: 386
Fees Collected \$36,585.00

Number of SHEET METAL permits issued: 18
Fees Collected \$2,150.00

Annual Inspection Fees Collected \$7,826.00

TOTAL FEES COLLECTED FOR 2019 \$278,394.93

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1-Family	13	13	10	20	24	21	11	24	19	22
2-Family	0	0	0	0	0	1	1	0	1	1
Multi-Family 3+	0	0	0	29	0	0	0	0	0	0
Condominium Units	2	3	23	10	3	10	29	5	8	11
Additions/Alterations	108	107	98	92	86	67	77	70	64	60

I want to thank my inspectors, Mr. John Roda, Inspector of Wires; and Mr. Steven Lopes, Plumbing & Gas Inspector 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