



Inspections Department

Frequently Asked Questions

What are the building requirements for a particular zone?

R-1 Zone:

Upland: 40,000 square feet
Frontage: 100 feet (60 feet on a culdesac)
Lot Width: 175 feet (where the dwelling is built)
Setbacks: Street or way- 30 feet (or average setback) side- 15 feet rear- 30 feet

R-2 Zone: =

Upland: 20,000 square feet
Frontage: 100 feet (60 feet on a culdesac)
Lot Width: 125 feet (where the dwelling is built)
Setbacks: Street of way- 30 feet (or average setback) side- 15 feet rear- 30 feet

R-3 Zone:

Upland: 10,000 square feet
Frontage: 100 feet (60 feet on a culdesac)
Lot Width: 100 feet (where the dwelling is built)
Setbacks: Street or way- 30 feet (or average setback) side- 8 feet rear- 20 feet

Business Zone:

Frontage: 60 feet
Setbacks: Street or way- 30 feet (or average setback) side- 8 feet rear- 8 feet

Commercial Zone:

Frontage: 60 feet
Setbacks: Street or way- 30 feet (or average setback) side- 8 feet rear- 8 feet

There are 43,560 square feet in an acre.

Please refer to the Town of Scituate's Zoning Map to determine what zone your land/dwelling is in.

Is my lot a buildable lot?

Please refer to the above zoning requirements.

What is the height restriction for a building and how is it measured?

The height restriction in the Town of Scituate is 35', max 40' to the top of the ridge. The distance measured vertically from the average finished grade of the ground adjoining a building to the highest point of the roof for flat roofs, to the deck line for mansard roofs, and to the average height

between eaves and ridge for gable, hip and gambrel roofs except that in Residential Zoning Districts, there shall also be a maximum height measured from the average finished grade to the ridge for a building with a gable, hip or gambrel roof.

Does a deck need to abide by setback requirements?

No, as long as the deck is open (no roof). Anything with a roof on it is considered part of the footprint of the dwelling and will need to abide by setbacks.

What are the regulations for railings on a deck or porch?

You can go up to a max height of 30" before railings need to be installed on a deck. If you have more than two risers you will need a handrail. Railings will need to be 36" in height and you will need a top and bottom but no intermittent rail. Balusters need to be vertical and the max space between balusters must be 4".

Do I need a permit to erect a fence?

Only if the fence is higher than 6 feet in height. We **suggest** when erecting the fence you bring it in at least a foot or two from your property line so you can maintain your fence without trespassing on your neighbors property.

Do I need a permit to erect a shed?

If the shed is larger than 200 square feet (10' x 20') or more than 15' in height you will need a permit. Regardless of the size you will still need to abide by the setback requirements.

Do I need a permit to install a pool?

You will need a permit to install both in-ground and above-ground pools. You will need to stay 8 feet from your rear line, either 8 or 15 feet from your sideline (depending on which zone you live in), 10 feet from the septic and 20 feet from the leaching field. The pool will need a non-climbable fence at least 5 feet in height surrounding it with a self-latching gate. If the above-ground pool is at least 5 feet in height than you will only need to secure the ladder. If there is a deck that leads from the house to the pool, you will need to alarm all doors leading to that deck. You will need a filter permit from the Health Department for both in-ground and above-ground pools, please contact their office at 781-545-8725 with any questions

Can I install plumbing, gas or electrical fixtures in my own home?

To install plumbing, gas or electrical you must be a licensed contractor. Only licensed plumbers and electricians can pull permits and call for inspections.

Do you have a copy of the plot plan/site plan for my property?

We would only have a plot plan/site plan on file if the property owner filed one with a previously issued permit. If we do not have one on file you will need to hire a professional surveyor.

Can I add bedrooms if I'm on town sewer?

Yes. Please note you will need a sewer connection permit from the Sewer Department if you are adding a new dwelling to town sewer.

What will I need to submit in order to obtain a building permit to build a Garage?

A one-story detached garage (no loft space) can be 8' from the rear lot line in all zones and 8-feet from the side line in the R-3 zone and 15-feet from the side line in the R-1 and R-2 zones. Two-story detached garages need to abide by all setbacks for their zones.

-A completed permit application

-Drawings that show dimensions, framing plan, before and after floor plans, foundation plan and scaled plan showing front, rear and side elevations. Plans will need to be prepared and stamped by a professional engineer certifying they are in compliance with the 110 MPH wind loading requirements or in lieu of an engineers stamp a completed "Mass Checklist for Compliance" may be submitted.

-Plot plan showing setbacks and the location of the proposed foundation.
(not needed for second story addition that is staying within the existing footprint)

-Permit fee (\$30.00 minimum and \$10.00 per \$1,000.00 of estimated cost of construction).

What will I need to submit in order to obtain a building permit for an addition?

-A completed permit application

-Drawings that show dimensions, framing plan, before and after floor plans, foundation plan and scaled plan showing front, rear and side elevations. Plans will need to be prepared and stamped by a professional engineer certifying they are in compliance with the 110 MPH wind loading requirements or in lieu of an engineers stamp a completed "Mass Checklist for Compliance" may be submitted.

-Smoke detectors marked on the plan and signed off by the Scituate Fire Department if you are altering or adding bedrooms.

-Plot plan showing setbacks and the location of the proposed foundation.
(not needed for second story addition that is staying within the existing footprint)

-Permit fee (\$30.00 minimum and \$10.00 per \$1,000.00 of estimated cost of construction).

What will I need to submit in order to obtain a building permit for new construction?

-A completed permit application

-Drawings that show dimensions, framing plan, before and after floor plans, foundation plan and scaled plan showing front, rear and side elevations. Plans will need to be prepared and stamped by a professional engineer certifying they are in compliance with the 110 MPH wind loading requirements or in lieu of an engineers stamp a completed "Mass Checklist for Compliance" may be submitted. The dwelling will also need to comply with the Massachusetts Stretch Code.

-Smoke detectors marked on the plan and signed off by the Scituate Fire Department.

-Plot plan showing setbacks and the location of the foundation.

-Proof of Workers Compensation Insurance.

-Permit fee (\$30.00 minimum and \$10.00 per \$1,000.00 of estimated cost of construction).

What will I need to submit in order to obtain a building permit to demolish a structure?

-A completed permit application

-Letters from all utility company's confirming that the utilities have been shut off at the subject property (i.e. electrical, gas).

-Dig safe utility number. Please call Dig Safe at 1-888-344-7233.

-Copy of your letter notifying the immediate abutters of the date of when the structure will be demolished.

-Permit fee (\$100.00 for residential, \$200.00 Commercial).

What will I need to submit in order to obtain a building permit to raze and reconstruct a dwelling?

-A completed permit application

-Letters from all utility company's confirming that the utilities have been shut off at the subject property (i.e. electrical, gas).

-Dig safe utility number. Please call Dig Safe at 1-888-344-7233.

-Copy of your letter notifying the immediate abutters of the date of when the dwelling will be demolished.

-Drawings that show dimensions, framing plan, before and after floor plans, foundation plan and scaled plan showing front, rear and side elevations. Plans will need to be prepared and stamped by a professional engineer certifying they are in compliance with the 110 MPH wind loading requirements or in lieu of an engineers stamp a completed "Mass Checklist for Compliance" may be submitted. The dwelling will also need to comply with the Massachusetts Stretch Code.

-Smoke detectors marked on the plan and signed off by the Scituate Fire Department.

-Plot plan showing setbacks and the location of the foundation.

-Proof of Workers Compensation Insurance.

-Permit fee (\$30.00 minimum and \$10.00 per \$1,000.00 of estimated cost of construction).

If I plan to remodel my home and I live in the Federal Flood Plain will I need to elevate my dwelling in order to meet FEMA Regulations?

Yes, if the cost of construction is more than 50% of the value of the dwelling prior to the construction.

When will I need to call for inspections?

We require building inspections for:

-Foundations and footings

-Chimney throat inspections and wood stove installations

-Rough frame, after the rough plumbing and electrical inspections

-Insulation

-Final building, after the final plumbing and electrical inspections. If bedrooms were included in the renovation, the Fire Department will need to inspect also.

- Please have the red permit card available for all the inspectors to sign off on. There is \$30.00 fee to receive a duplicate if your permit card is lost.

Will I need to be home for my inspection?

Yes, someone will need to be home. The Inspector will not enter a dwelling if no one is there to let him in.

What will I need in order to obtain a Certificate of Occupancy?

-For new construction/additions you will need an as-built plan of the foundation.

-Final Inspections from the Electrical, Plumbing, Fire and Building Inspectors (you will need to return the red building permit card with all required signatures to the Building office).

-Certificate of Compliance from the Fire Department.

-Certificate of Compliance from the Health Inspector if there is a septic system.

-Fee of \$30.00.