



Town of Rochester

Building Department

37 Marion Road, Route 105, Rochester MA 02770

Phone: 508-763-5421

Fax: 508-763-5379

Why do I need a Building Permit?

The Rochester Zoning By-laws regulate the allowed uses in each of the town's zones and requires a permit to indicate that your project will be in compliance with the by-laws. These permits are known as *Change of use* permits. Likewise, Massachusetts State Building Code requires a permit to indicate that your building project has been designed to comply with the minimum safety standards outlined in the state building code.

When are Building Permits required?

Chapter 110 of CMR 780 in The Massachusetts State Building Code states:

It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a building or structure; or to change the use or occupancy of a building or structure; or to install or alter any equipment for which provision is made or installation of which is regulated by 780 CMR (the State Building Code) without first filing a written application with the building official and obtaining the required permit therefore.

Building Permits (partial list) are required for:

- Single family homes
- Additions
- Decks
- Swimming pools
- Sheds/Accessory Structures
- Wood burning and solid fuel burning appliances
- Chimney and fireplace installation and repair
- Roofing
- Siding
- Replacement windows
- Changes in Use or Occupancy
- Alterations
- Mechanical permit

If you are unsure whether or not a permit is required, please call the building department at 508 763-5421.