



Town of Charlton

www.townofcharlton.net

37 MAIN STREET
CHARLTON, MA 01507
508-248-2241

DEPARTMENT of BUILDING INSPECTIONAL SERVICES

Schedule of Building Inspections March 2020 9th edition of the Massachusetts Building Code For building inspections call 508-248-2241

For electrical inspections call 508-248-2235
For plumbing and gas inspections call 508-248-2213
For Fire Department inspections call 508-248-2299

The following are the minimum inspections required by the Town of Charlton Building Commissioner, set forth under the authority of the Massachusetts State Building Code (780 CMR) Sections R110. Additionally, combining or reduced inspections may be permitted by the inspectors depending on the project.

This office performs inspections on first called first on the list basis; **48-hour notice is required for all inspections.** Inspections are performed in the following time windows; 9AM to 1PM and 1PM to 5PM, the order (time) of the actual inspection is determined by the best travel route for the inspector. Inspections are not performed on weekends or holidays.

The house number must be clearly visible on the building from the street or posted at the end of the driveway and on the building for all inspections.

Adequate access to the site, structure and between floors of the structure must be provided. If, in the inspector's opinion, the site and or structure are unsafe, inaccessible or the inspector feels uncomfortable entering the structure without an appropriate prehensive the inspection will not be performed.

Complete all the requirements in each step before scheduling an inspection for that step.

1) Foundations, Frost Walls, Sono Tubes:

- a) **Prior to pouring** if special bolts or rerod is installed in the foundation.
- b) **Foundations** with basement space, after the ties have been broken off **both sides** and the outside holes sealed. Damp proofing or water proofing, footing drains, stone and filter fabric must be in place. (780 CMR §§ R405, R406).
- c) **Frost Walls** before backfilling, areas maybe backfilled one side only, to facilitate the installation of drain for full foundations.
- d) **Sono tubes**, after the tubes and spread footings (if required) have been set, prior to pouring cement in them. If sono tubes located on solid ledge 2 pieces of ½" rerod must be doweled into the ledge.

2) Fire Place:

- a) **Fire box** with damper set, required thickness and fill for back of firebox, separation of additional flues passing through rear of fire place, required separation to combustible materials maintained.
- b) 4" wythes must be between adjoining flues not serving the same appliance (780 CMR§ R1003.13).

Curtis Meskus - Building Commissioner/Zoning Enforcement Officer
William LePage – Local inspector
Peter Starkus – Plumbing & Gas Inspector
Joseph Ostrowski – Inspector of Wires
Nancy Shields– Administrative Assistant

3) Framing:

- a) **As Built plan** of the foundation must be completed by a Massachusetts Registered Surveyor and attached to the permit at the time of frame inspection.
- b) **If this is new construction**, ACCA Manual J & S (heat loss & equipment sizing) calculations must be supplied and reviewed by this office prior to the sheathing inspection.
- c) **Prior to installing siding** or house wraps for proper sheathing nailing, including the installation of joist hangers, tie downs for rafters, trusses, lally columns and structural steel installed.
- d) **Prior to framing inspection** the 3rd party report for the air sealing inspection must be completed and on site or delivered to the office (780 CMR REC* 402.4.1.1).
- e) **Framing is completed**, the building must be weather tight, roofing and siding is finished, all trades that may drill, cut or notch any portion of the structure must be finished with their work. Protection and repair plates installed (780 CMR § M1308, M1505.2 P2603.1, Table E3802.1). Electrical and plumbing inspectors must have signed off, if appropriate.
- f) **Firestopping** and caulking must be complete, foams, calks, ½” sheetrock, 2” nominal lumber, ¾” plywood are acceptable, fiberglass insulation tightly packed only around piping penetrations may be used (780 §§ R302.11, R1003.19).
- g) **Vents** ductwork for bathrooms must be installed and terminate outside the building with proper caps, dryer vents are metal, discharge to the outside and do not exceed maximum prescribed lengths (780 CMR §§ M1502, M1506, M1601).

4) Insulation

- a) Prior to insulation inspection, the 3rd party report for the insulation inspection must be completed and on site or delivered to the office (780 CMR REC* 402.4.1.1).
- b) Before wall or ceiling coverings are installed over any concealed spaces; insulation, vapor barriers, ventilation chutes, wind wash baffles, end of joist blockers must be installed (780 CMR § REC* 402.2.3).

5) Final Inspection

- a) The Building Commissioner or Inspector will do a final inspection only after the following Departments have signed off, if appropriate: Electrical, Plumbing and Gas, Fire Department, Highway Department, Board of Health and the Assessors Office.
- b) All work must be complete including; stairways, decks, porches or egress landings, with appropriate handrails and or guardrails. Stairways in retaining walls that are over 4 feet in height (building permit required) or a part of the egress path to the street will have appropriate handrails and guardrails. Handrail are required for 4 or more risers, guard rails are required for more than 30” difference in grade (780 CMR §§ R311.7.8, R312)
- c) The grade away from the foundation shall fall a minimum of six (6) inches for the first ten (10) feet (780 CMR §§ R401.3)

Failure to be prepared for an inspection or violation of any section of the building code will result in the assessment and payment of a reinspection fee of \$75.00 and the rescheduling of the inspection.

If an inspection has not been performed for more than six (6) months and an extension has not been granted in writing, the permit may be voided by the Building Commissioner.

CERTIFICATE OF OCCUPANCY must be obtained before the Building is used or OCCUPIED. Failure to obtain the a Certificate of Occupancy is violation of the Building Code and punishable by a fine of \$1000.00 or imprisonment of one year
(780 CMR §§ 111, R110)

* REC Residential Energy Code

Charlton is a Green Community, the Stretch Energy Code is applicable