

Metro-West February 8, 2024 (1:00 PM)
Board of Directors Agenda
Hybrid Meeting [Zoom Link](#)
30 Providence Road Conference Room A, Grafton MA
allotted time of 1 hour

1. Authorize the expenditure of \$200 for the purpose of producing PSA when and why you need to building permit
2. Authorization to pay bills presented by treasurer
3. Update purchasing laptop for the exclusive use of the president of Metro-West Building Officials presented by Tin
4. Update on February monthly notice
5. Discussion on future educational courses, requesting documentation to be submitted.
6. Old business
7. New business
8. Adjournment

Robert Berger is inviting you to a scheduled Zoom meeting.

Topic: Metro-West Board of Director's Meeting Zoom Meeting

Time: Feb 8, 2024 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83380314526?pwd=A206GU24b6ZUnovFtqbtEJbNssKU4J.1>

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Draft #4

[3 camera shoot, camera # 3 dedicated to ASL interpreter postproduction camera #3 cut into the right-hand side of the production]

[Background Music]

Tin Htway: Hello, everyone! I'm Tin Htway, president of the Metro-West Building Officials Association. Today, we have a special segment focusing on the importance of building permits and their impact on both current and prospective homeowners. Joining me is Bob Berger, an experienced Inspector of Buildings. Welcome, Bob!

Bob Berger: Thank you, Tin. It's a pleasure to be here to discuss this critical topic.

Tin Htway: Let's get straight to it. Why are building permits so crucial?

Bob Berger: Building permits protect homeowners and future occupants, ensuring that construction follows established building codes for life and safety. Anyone seeking to construct, alter or repair a structure must first obtain a building permit, even if you, as the homeowner are doing the work.

Tin Htway: Absolutely. Now, what benefits do homeowners gain from obtaining a permit?

Bob Berger: Acquiring a building permit ensures oversight of the construction, preventing errors and ensuring compliance with safety standards. It provides peace of mind for homeowners, knowing that their project is monitored by a qualified inspector.

Tin Htway: That peace of mind becomes even more critical when someone wants to sell their home. How do building permits play a role in that?

Bob Berger: When selling a property, homeowners should contact the friendly local Building Department to review their building permit file. Sellers should disclose any enhancements or repairs along with whether the proper permits and inspections were obtained. Financial institutions often require proof of a final

inspection before financing a purchase. Selling a property with unpermitted modifications can lead to delays and costly corrective measures.

Tin Htway: But don't some people get really angry when they are told that, for instance, their finished basement (or deck) was never properly permitted and because of that it needs to be partially or fully removed (or in the case of a basement brought back to the studs) so that the work can be inspected, fixed if necessary, and then properly approved.

Bob Berger: Yes, people get very upset, as to be expected, especially if that basement or deck was installed by a prior owner. But the reality is that all unpermitted work is inherently dangerous because there was no code supervision or inspection of the work. Over my decades as an inspector, I have seen basements without a proper way out, electrical boxes concealed behind walls, and live wires buried in the walls.

Tin Htway: In your experience, why do some homeowners try to avoid obtaining a building permit and is that a good idea?

Bob Berger: In my experience, some homeowners try to avoid obtaining a building permit because either they are unaware the work requires a permit or an unscrupulous contractor convinces them a permit is not necessary. Ultimately, doing this work without a permit puts the homeowner, his entire family, and neighbors at risk of injury or death and jeopardizes future claims against homeowners' insurance. Insurance companies work hard to deny claims and this is a potential reason to deny.. It is not worth the initial upfront savings to risk life or property by not ensuring the proper permits have been issued.

Tin Htway: Now, let's address how to apply for a building permit for a basement playroom that was constructed without proper permits.

Bob Berger: Sure. The contractor or homeowner should fill out a building permit application along with all the necessary supporting documents. The application should include a plan that outlines all construction details. This plan should align with the requirements specified in the basement plan review checklist. Once the permit application is submitted, it needs to be approved. This involves a review

process by the relevant authorities.

After the permit is approved, a building inspector will conduct a field verification of the construction. This may involve opening some walls to check for fire blocking at the top plate and every 10 feet of wall.

The building inspector will also verify the construction of the walls, including checking if they are built with 2x4 or 2x6 framing. Additionally, the installation should meet the R-19 insulation requirements.

In summary, the process involves submitting a permit application, obtaining approval, and then having the construction verified by a building inspector to ensure compliance with the state building code.

Tin Htway: Now, let's address an advisory from the Electric Board of Examiners regarding electrical installations in Massachusetts. Can you elaborate on that?

[Cut to Electric Board Memo Voiceover]

Bob Berger: Certainly. On October 26, 2020, the Electric Board of Examiners issued an advisory reminding inspectors about the inability to approve unpermitted or uninspected electrical work. The recommended course of action, as advised by the Board, involves engaging a duly licensed electrician. They should assess all previously unpermitted or uninspected electrical work, expose or eliminate concealed work for review, obtain a permit, confirm compliance with the Massachusetts Electrical Code, and request an inspection from the local inspector of wires.

Tin Htway: Collaboration with professionals is clearly crucial. For homeowners watching, what's your advice for navigating the permit process?

Bob Berger: Simple advice – always consult with your local building department. They are there to guide you, answer your questions, and ensure your project complies with regulations, creating a safe living environment for everyone.

Tin Htway: Excellent advice, Bob. Thank you for sharing your expertise.

Bob Berger: You're welcome, Tin. It's been a pleasure.

Tin Htway: To our viewers, remember, building permits aren't just paperwork. They ensure safety, quality, and compliance. Take the necessary steps, consult the experts, and build with confidence. If you require special accommodation to facilitate this process, please contact your building and request the necessary support.

[Closing Music]

Tin Htway: Thank you for joining us in this insightful interview. Until next time, stay informed and stay safe.

Smith Sullivan & Brown PC

CERTIFIED PUBLIC ACCOUNTANTS

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January 31, 2024

Invoice No. : 26179

Metro West Building Officials Association, Inc.
P. O. Box 1373
Westborough, MA 01581

FOR PROFESSIONAL SERVICES:

Preparation of Forms 1099 and Form
1096-Annual Summary and Transmittal of U.S.
Information Returns for the year ended December
31, 2023 and related emails and correspondence.

Subtotal \$200.00

Balance Due \$200.00

Payment is due upon receipt.

<http://secure.cpacharge.com/pages/ssbpc/payments>


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