



OFFICE OF COMMUNITY DEVELOPMENT
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NOTICE

Regarding requests for Building Inspections for expired Building Permits

Per Massachusetts State Building Code Section R105.5 Expiration of Permit, the Office of Community Development – Building Division will not perform inspections for a project with a building permit where more than 180 days have lapsed since the last approved inspection or previously granted time extension by the Inspector of Buildings. Section R105.5 Expiration states:

R105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing prior to the permit expiration date and justifiable cause demonstrated.

Building Permits where more than 180 days have lapsed since the last approved inspection or previously granted time extension by the Inspector of Buildings shall be deemed abandoned.

It is the Permit Applicant's responsibility to call for inspections within the approved period of time. It is unreasonable, impracticable, and a potential liability for the Town of Belmont to expect a Municipal Building Official to perform an inspection after several months or years have elapsed on a project that was completed without all the required inspections.

Nothing in this notice is meant to suggest that any work performed and inspected under a properly issued building permit is not valid.

Property owners, potential buyers, and realtors have the option of hiring a private Home Inspector.