

Town of Seekonk

Building Department

FREQUENTLY ASKED QUESTIONS

❖ WHY A BUILDING PERMIT?

Building permits provide the means for building officials to protect us by reducing the potential hazards of unsafe construction and there fore ensuring the public health, safety, and welfare.

❖ WHAT REQUIRES A BUILDING PERMIT?

When there is any structural work and/or repairs to existing dwelling; permits are required for including but not limited to the following:

- ✓ Siding, Roofing & Windows/all repairs to exterior existing dwellings
(No permit req'd only for Gutters or Painting)
- ✓ Additions (attached or detached)
- ✓ Interior Renovations ***(Painting only no permit req'd)***
- ✓ Demolition or moving a structure
- ✓ Insulation
- ✓ Solar Panels *(Building & Electrical permits req'd)*
- ✓ Tents **400sf & over** (20x20)
- ✓ Sheds **200sf & UNDER ~ DO NOT NEED A PERMIT**
- ✓ Sheds **OVER 200sf** will require a permit to be pulled
- ✓ Signage (Permanent & Temporary)
- ✓ Fence **over** 6 feet
- ✓ Change of use/Change of Occupancy/Change of Tenant *(Commercial)*
- ✓ Above & In-ground Pools *(Building & Electrical permits req'd)*
- ✓ Decks
- ✓ New Dwelling and/or Modular Homes
- ✓ Pellet/Wood/Coal Stoves/Fireplace Inserts/Direct Vent/A/C
- ✓ Replacements of Kitchen/Bath appliances *(licensed person only)*
- ✓ Plumbing, Gas, Electrical work *(pulled by licensed person only)*

*If you are not sure if your work will require a permit please,
contact the office at: (508) 336-2990*

❖ HOW LONG IS MY PERMIT GOOD FOR?

Your building permit is good for 6 months after it is issued, however the work must continue without interruption, it may, with permission of the Building Department, be renewed for up to 6 months provided that the request to extend the permit is mad within the first 6 months. After that, if you have not started your work, your permit will be considered abandoned and you will have to reapply.

❖ I WOULD LIKE TO HAVE RABBITS AND/OR CHICKENS, CAN I HAVE THEM ON MY PROPERTY?

No, unless you have a minimum of 5 acres; as required by the Town of Seekonk By-Law Section 4.2.1 item number 1.a

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❖ WHO CAN BE ISSUED A BUILDING PERMIT?

Building permits are issued to Construction Supervisors licensed by the State of Massachusetts. Please note that there are several Specialty Licenses also. The Mass license is only valid for work involving structures less than 35,000 cf, for one & two family dwellings. As an exception to this requirement, building permits are also issued to homeowners doing work on one and two family dwelling **where they reside or intend to reside**. It is noted that when homeowners are issued building permits, they are liable for contractors working on their property and they are not eligible for protection under the provisions of the Home Improvement Contractor Law. *The Seekonk Building Department encourages homeowners to have the building permit taken out by a licensed contractor.* Licensed Contractors and Home Improvement Registrations can be check online at: <http://db.state.ma.us/dps/licenseelist.asp>

❖ MY NEIGHBORS RECENTLY STARTED SOME CONSTRUCTION SHOULD I HAVE BEEN NOTIFIED BEFORE IT BEGAN?

No, if there are no zoning issues, notification of abutter is not required. If you would like to know what your neighbors are building, all building permit files are public record and can be viewed at the Building Department, 100 Peck Street.

❖ DO I NEED A PERMIT FOR A FENCE AND WHAT SIDE DO I FACE IT?

A permit is not required for a fence 6 feet and under in height.

Common Practice/Courtesy is to put the “GOOD” side to your neighbor but not mandatory.

❖ I LEASE COMMERCIAL PROPERTY IN SEEKONK, DO MY TENANTS NEED TO COME TO THE BUILDING DEPARTMENT BEFORE OPENING THE NEW BUSINESS?

Yes, anyone opening a new business and/or changing tenants to an already existing business must come to the Building Department to apply for a “Tenant Fitout” (Commercial Building Application) upon inspection by the Building Commissioner; you will obtain your Certification of Occupancy

❖ DOES SOMEONE NEED TO BE HOME DURING AN INSPECTION?

Yes, if access to the new work requires an inspector to walk through your existing, furnished house. Someone must be present to let the inspector in. The inspector will not enter an unoccupied furnished house. We also will not enter a house in which only a child is home, unaccompanied by an adult.

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FREQUENTLY ASKED QUESTIONS

❖ WHERE CAN I SEE A COPY OF THE BUILDING CODE?

Most public libraries have a copy. You can view and download chapters of the Massachusetts State Building Code 780 CMR by visiting:
www.mass.gov-Massachusetts Department of Public Safety

❖ WHAT IF I WANT TO CHANGE OR AMEND MY PLANS?

If you need to change or revise your plans after your permit has been issued, you must file an amendment (with the revised plans or a description of work to be changed and pay an amendment fee).

❖ CAN I HAVE AN INSPECTOR FROM THE TOWN OF SEEKONK BUILDING DEPARTMENT OFFICE DO A HOME INSPECTION FOR ME?

No, homeowners should contact a registered home inspector and/or check the yellow pages.

❖ HOW DO I KNOW WHAT KIND OF LICENSE IS REQUIRED ON A JOB?

To look up the list of what is kind of license is required for a specific job, the easiest to access this is to go to Goggle & type in: www.mass.gov/dps and then click on the link below that reads Construction Supervisor License and then download the list.