

HOMEOWNERS ACTING AS A CONTRACTOR FORM

As a Homeowner acting as your own Contractor:

- You will be personally responsible for all work on this project.
- You are responsible to see that all work meets the Massachusetts State Building Code and the City Ordinances.
- You must supervise all work.
- You must call the Building Department to schedule all required Building Inspections.
- You must be present for all the Building Inspections.
- You have waived all rights to the Massachusetts Guaranty Fund.
- You are the General Contractor of the project and a court of law will view you as such if you are sued, or if you should have the need to sue another party.
- Your Subcontractors may lien your property.
- Any Worker injured on your project may sue you if you, or the company for which they work, does not carry Workers' Compensation Insurance.
- Failure to carry Workers' Compensation Insurance may result in criminal penalties, i.e. fines and/or imprisonment. (Reference MGL c.152 § 25)
- A Building Permit will become invalid if work not commenced within six months, or if the Building Permit is not renewed yearly by the Building Inspector. If you need to renew your Building Permit you are responsible to contact the Building Department.
- Approved plans must be retained on site and the Job Weather Card must be kept posted until a final inspection has been made. Where a Certificate of Occupancy is required, such building shall not be occupied until final inspection has been made.
- You are responsible to ensure final inspections are done and a Certificate of Completion or Occupancy is obtained.
- You acknowledge a Building Permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property, not specifically permitted under the Building Code, must be approved.