



# TOWN OF BREWSTER

## BUILDING DEPARTMENT

2198 MAIN STREET  
BREWSTER MA 02631

PHONE:  
(508) 896-3701 EXT 1125  
EMAIL:  
BUILDING@BREWSTER-MA.GOV

## **BUILDING INSPECTION GUIDELINES**

**This guide provided as a courtesy for informational purposes only**

The building permit holder is responsible for arranging/requesting all required inspections as applicable before proceeding with additional work. Failure to do so may result in reinspection fees, having to expose concealed work, or issuance of a Stop Work Order. Inspections must be scheduled at least **24 hours** in advance by emailing the building department at [Building@Brewster-MA.Gov](mailto:Building@Brewster-MA.Gov) or by calling (508) 896-3701 x1125. **We Do Not accept inspection requests via the ViewPoint/OpenGov online permitting system!!**

### **Stormwater ('SW') Pre-Construction (if applicable)**

*Prior* to start of any building permit work, driveway apron prepped to spec.'s; All design erosion/sedimentation prevention measures in place per SW Permit & Brewster Stormwater Management Regulations. Major SW Permits recorded & a copy provided to Building Dept.

### **Sono-tubes/Footings (if applicable)**

*After* sono-tubes/footing forms are in place, 48" min. depth from grade, (no groundwater present) but *before* any concrete is poured  
Pre-cast footings: 48" depth min. from grade, must be inspected prior to backfill

### **Footing & Foundation without Re-bar (if applicable)**

Shallow footings/Mono-pours for accessory buildings: inspection *prior* to pour  
Footing form inspection *prior* to footing being poured and walls are formed  
Second inspection *after* walls are poured and stripped, *after* waterproofing and *before* backfilling

### **Footing & Foundation w/ Re-bar**

First inspection of footing forms, rebar, and UFER Electrical Ground must be in place *prior* to pour

### **Certified Foundation Location**

(a.k.a. As Built) REQUIRED for all foundations for additions and new structures prior to start of framing

### **Sheathing/Nailing**

*After* exterior plywood is installed, *prior* to house wrap being installed and *prior* to installation of siding and trim or windows.  
Structural/Wind Code elements such as roof rafter strapping and portal frame embedded tie-downs must be installed/exposed

### **Deck Frame**

*After* Sono-tube/footing inspection (see above)  
*After* framing and all structural connections are complete; Prior to covering with decking or trim

### **Stormwater Mid-Construction** when SW control components & measures/rough grading are in place

### **Rough Frame**

*After* structure(s) have been made tight to the weather  
*After* any required rough electrical, plumbing and gas inspections are complete  
*After* any required HVAC ducting or sheet metal work, all required fire caulk and fire blocking is installed and inspected  
Structure must meet MA Wind Code Requirements 780 CMR 1604.11 Wind Loads in addition to standard Building Code Requirements

### **Insulation**

*After* Framing inspection is approved, after insulation, vapor barriers, air barriers, and draft stopping are installed  
Certificate from Insulation Contractor required per IECC Sec. 303.1.1 for all spray foam installations  
Window and Door Replacement work: - inspection must be *prior* to installation of interior trim

### **Building Final**

*After* final electrical, plumbing, gas, mechanical and fire inspections have been approved  
*After* any required duct/HERS testing has been completed

### **Deck Final**

*After* all guardrails, handrails, stair-rails, stairs, balustrades, landings, flashing, connecting hardware are in place, decking complete

### **Stormwater Final**

All measures completed per SW Permit specifications & Brewster Stormwater Management Regulations. For Major SW Permits, Stamped As Built and Certificate of Compliance REQUIRED prior to issuance of either a Cert. of Occupancy or a Cert. of Completion

**NOTES: First Re-inspection Fee: \$75. Subsequent: \$125.** Applies to Inspection Failures, and No-Access Visits.  
Brewster Building Department Will Perform Partial Inspections if requested but Re-Inspection Fees Will Apply

**Photos will not be accepted without completed affidavit and prior approval from the Building Commissioner**  
**We Do Not Accept Inspection Requests via the ViewPoint/OpenGov online permitting system!!**