



TOWN OF FOXBOROUGH

Inspections Department
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April 4, 2022

Dear Chairman Ovrut & members of the Board,

I was asked by the Board to conduct a site inspection at 201 North Street for a proposed Home Occupation: Intensive use and verify the status of the new dwelling being constructed. During my visit it was witnessed several items that need to be addressed prior to issuance of a Certificate of Occupancy. Here are my findings as follows:

1. Kitchen was nonexistent. Need to have kitchen completed.
2. No bathrooms were completed. Code requires one full bathroom to be completed.
3. Bedrooms incomplete. Smoke and Carbon Monoxide detectors need to be installed.
4. Flooring on first floor not completed. Finish floor needs to be installed.
5. Entry door separating the garage from the dwelling nonexistent. A fire door needs to be installed with a self-closing device per 780 CMR R302.5.1
6. Electrical incomplete. All electrical work needs to be completed and inspected for compliance.
7. Plumbing incomplete. All plumbing needs to be completed and inspected for compliance. If applicant chooses to complete only one bathroom additional separate permits will be required to complete the remaining bathrooms
8. Gas incomplete. Gas needs to be completed and inspected for compliance.
9. Fire alarm incomplete. Fire alarm needs to be completed and inspected for compliance.
10. No water to the building. Applicant needs to contact the Foxborough Water Department in regards to tying in the water service to the rear dwelling.

It was also witnessed that the basement did contain product for the business in question. A small desk was present in the garage area along with two (2) vehicles as mentioned by the applicant. At no time did I witness any signs of the home being occupied by the residents other than those indicated above.

Building code is very specific regarding the requirements to obtain a Certificate of Occupancy. The clear definition of a dwelling in the building code denotes it as well, see following:



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*780 CMR defines a dwelling as; **DWELLING UNIT**. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.*

It is of my opinion that this project will require substantial work and will not be completed in time of the continued hearing scheduled for April 21, 2022.

Respectfully submitted,

Scott C Shippey
Building Commissioner/Zoning Officer
Town of Foxborough