

**Town of Westwood**  
Commonwealth of Massachusetts



Department of Community and Economic Development

**BUILDING DIVISION**

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**“Homeowner’s Exemption” Information**

While the Massachusetts Residential Building Code allows for a homeowner to apply for and be granted a building permit under the “Homeowner’s Exemption”, there are conditions which pertain to who performs the permitted work under such a permit. Section 110.R5.1.3.1 of this code states:

*Individuals supervising persons engaged in construction, reconstruction, alteration, repair, removal or demolition involving any activity regulated by any provision of 780 CMR, shall be licensed in accordance with 780 CMR 110.R5. Individuals engaged in the supervision of the field erection of manufactured buildings in accordance with 780 CMR 110.R3, shall be licensed as construction supervisors*

*EXCEPTION: Any homeowner performing work for which a building permit is required shall be exempt from the licensing provisions of 780 CMR 110.R5, provided that if a homeowner engages a person(s) for hire to do such work, then such homeowner shall act as supervisor. This exception shall not apply to the field erection of a manufactured buildings constructed pursuant to 780 CMR 110.R3.*

*NOTE: Any licensed construction supervisor who contracts to do work for a homeowner shall be responsible for performing said work in accordance with 780 CMR and manufacture’s recommendations, as applicable, whether or not the licensed contractor secured the permit for said work.*

This means that a homeowner filing for their own permit must supervise/perform the permitted work. If an individual is hired by the homeowner for these duties, they must be appropriately licensed; the exemption from the licensing requirements applies to the **HOMEOWNER ONLY**.

Further, under Section 110.R5.1.3.3, municipalities are allowed to required individuals to be licensed beyond those instances specifically noted within the code. This includes those applying under the “Homeowner’s Exemption”.

If there are additional questions on this matter, please contact the Westwood Building Department via any of the means noted on this document.