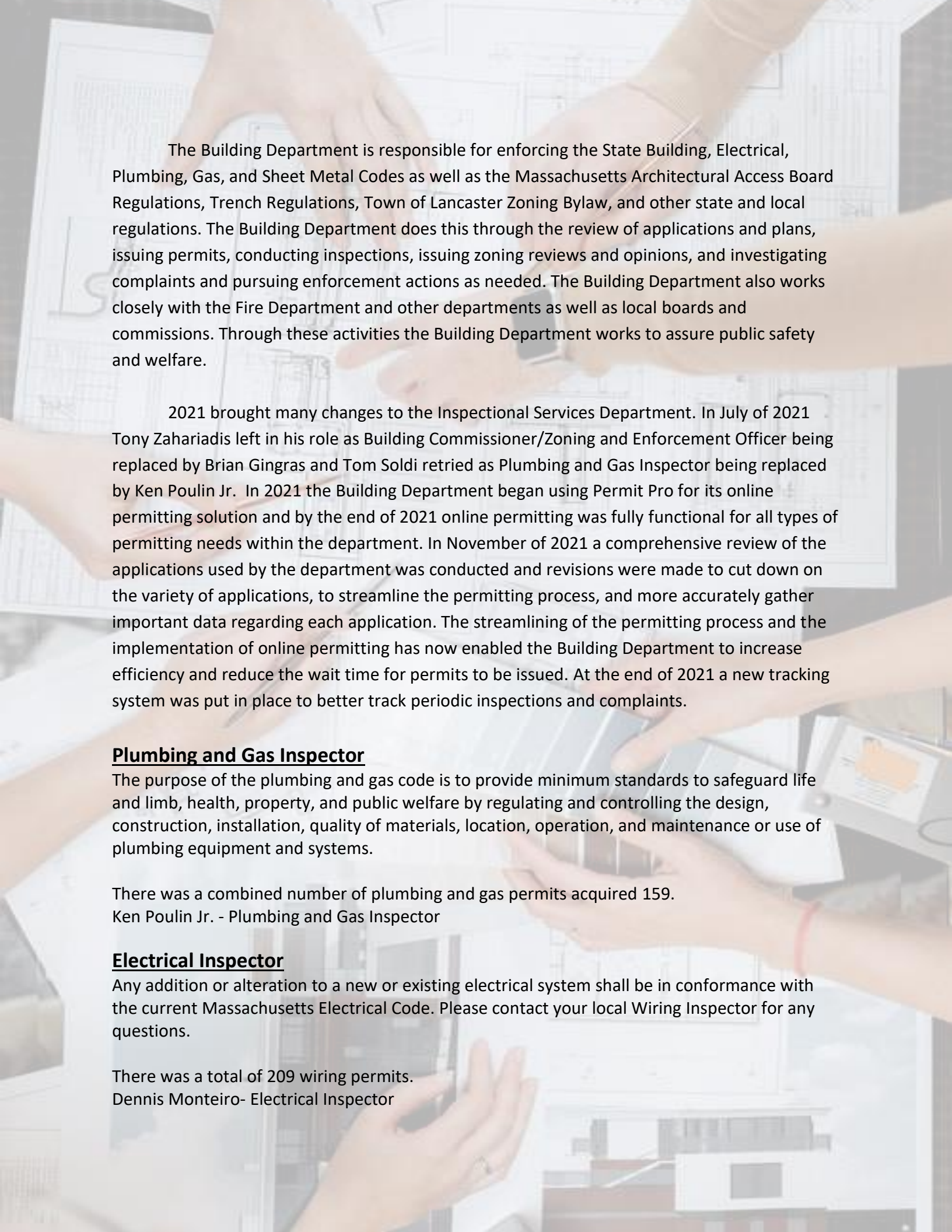


OFFICE OF INSPECTIONAL SERVICES

2021 Annual Report

Building Department

Staff		
Debra Dennis	Office Manager	
Brian Gingras	Building Inspector/Zoning Enforcement Officer	
Ken Poulin	Plumbing/Gas Inspector	
Dennis Monteiro	Electrical Inspector	
Ronald Valinski	Sealer of Weights and Measures	
Building Permit Activity		
Building Permit Type	Number of permits	Construction Value
Residential		
New Single Family	4	\$1,229,320
Solar Array	50	\$1,504,869
Additions/Alterations/Misc.	302	\$4,916,082
House Demolition	1	\$10,000
Commercial		
Signs	6	\$30,061
Wireless/Cell Sites	5	\$357,000
Additions/Alterations/Misc.	6	\$215,625
Building Permit Total	372	\$8,262,957
Fees Collected by Type		
Type	Quantity	Fees Collected
Building Permits	379	\$102,605
Sheet Metal Permits	11	\$3,510
Plumbing / Gas Permits	159	\$19,900
Electrical Permits	209	\$22,338
Trench Permits	5	\$375
Periodic Inspections	42	\$3,150
Sealer of Weights and Measures	10	\$1,150
Total	800	\$153,028



The Building Department is responsible for enforcing the State Building, Electrical, Plumbing, Gas, and Sheet Metal Codes as well as the Massachusetts Architectural Access Board Regulations, Trench Regulations, Town of Lancaster Zoning Bylaw, and other state and local regulations. The Building Department does this through the review of applications and plans, issuing permits, conducting inspections, issuing zoning reviews and opinions, and investigating complaints and pursuing enforcement actions as needed. The Building Department also works closely with the Fire Department and other departments as well as local boards and commissions. Through these activities the Building Department works to assure public safety and welfare.

2021 brought many changes to the Inspectional Services Department. In July of 2021 Tony Zahariadis left in his role as Building Commissioner/Zoning and Enforcement Officer being replaced by Brian Gingras and Tom Soldi retired as Plumbing and Gas Inspector being replaced by Ken Poulin Jr. In 2021 the Building Department began using Permit Pro for its online permitting solution and by the end of 2021 online permitting was fully functional for all types of permitting needs within the department. In November of 2021 a comprehensive review of the applications used by the department was conducted and revisions were made to cut down on the variety of applications, to streamline the permitting process, and more accurately gather important data regarding each application. The streamlining of the permitting process and the implementation of online permitting has now enabled the Building Department to increase efficiency and reduce the wait time for permits to be issued. At the end of 2021 a new tracking system was put in place to better track periodic inspections and complaints.

Plumbing and Gas Inspector

The purpose of the plumbing and gas code is to provide minimum standards to safeguard life and limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of plumbing equipment and systems.

There was a combined number of plumbing and gas permits acquired 159.
Ken Poulin Jr. - Plumbing and Gas Inspector

Electrical Inspector

Any addition or alteration to a new or existing electrical system shall be in conformance with the current Massachusetts Electrical Code. Please contact your local Wiring Inspector for any questions.

There was a total of 209 wiring permits.
Dennis Monteiro- Electrical Inspector



SEALER OF WEIGHTS AND MEASURES

During the past year, this Department has ensured equity and fairness in the marketplace for both the consumer and merchant while fulfilling the requirements mandated by the Massachusetts State Laws. This was accomplished by inspecting, testing accuracy, adjusting when necessary and sealing all weights and measuring devices used for commercial sales throughout the Town of Lancaster.

Users of sealable weighing and measuring devices paid \$1,155.00 in fees in 2021.

Ronald Valinski - Sealer of Weights and Measures