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Minutes

**Board of Building Regulations and Standards
Fire Prevention Fire Protection (FPFP) Advisory Committee
MA Fire Fighting Academy – Link Conference Room
September 2, 2015 - 9:00 a.m.**

1. Roll Call - Call to Order 9:12 pm

- | | | | | | |
|----------------------------------|----------------------------------|---------------------------------|-------------------------------------|-----------|---------------------------------|
| a. Robert Carasitti Chair (BC) | √ present | <input type="checkbox"/> absent | g. Chief Gary McCarraher (GM) | √ present | <input type="checkbox"/> absent |
| b. Dave LeBlanc V-Chair (DL) | √ present | <input type="checkbox"/> absent | h. Boston Fire Commissioner | √ present | <input type="checkbox"/> absent |
| c. Walter Adams (WA) | <input type="checkbox"/> present | √ absent | Paul Donga for BFD (PD) | | |
| d. Don Contois (DC) | √ present | <input type="checkbox"/> absent | i. State Fire Marshal (or designee) | √ present | <input type="checkbox"/> absent |
| e. Harold Cutler (HL) | √ present | <input type="checkbox"/> absent | Jen Hoyt for the SFM (JH) | | |
| f. Rob Anderson (RA or designee) | √ present | <input type="checkbox"/> absent | j. Kurt Ruchala (KR) | √ present | <input type="checkbox"/> absent |
| Rich Crowley for RA (RC) | | | k. Louise Vera (LV) | √ present | <input type="checkbox"/> absent |

General note on format: votes are noted as (Motion by: XX, Second by: XX, Vote: In Favor-Opposed- Abstaining).

2. Review and approval of minutes from June 25, 2015

The June 25 minutes were reviewed. Two punctuation comments were made and a motion to accept the minutes with these changes was made.

Motion: GM 2nd: JH Vote: 5-0-5 Abstains were individuals not present at June 25 meeting.

3. The committee next took up Agenda Item 3 Review and discussion on DFS comments to the Draft 9th Edition of the Massachusetts State Building Code, 780 CMR.

The discussion went one item at a time and notes were taken for each in accordance with the instructions received from the BBRS chair. The FPFP made it through approximately 50% of the DFS proposals leaving off at 903.2. FPFP will pick up at 903.3 at the next meeting. Once all proposals have been reviewed as requested by BBRS, votes will take place on each or as a package: TBD by committee discussion.

The proposed 780 CMR 9th edition amendments "final draft" are shown in black font. DFS comments and changes are indicated by deletions in red strikethrough and red font. Some additional comments are shown in blue font. It is assumed that amendments proposed by FPPF will be incorporated into the final document and are not intended to be repeated by this document.

202 Add.

FIRE AREA. The aggregate area of the building regardless of subdivisions by fire barriers, fire walls, or horizontal assemblies.

MAINTENANCE OF FIRE PROTECTION SYSTEMS. Replacement or repair of any component or components of a *fire protection system*, where such does not affect system performance and compatibility. No building permit is required for maintenance. Other permits, however, may be required pursuant to M.G.L. c.148 §27A and 527 CMR.

MODIFICATIONS, ALTERATIONS, ADDITIONS, OR DELETIONS TO FIRE PROTECTION SYSTEMS. Any changes which affect the performance of the *fire protection system*. Such changes require a building permit and are subject to the other permitting requirements pursuant to M.G.L. c.148 §27A.

427.6 Replace "430" with "400".

427.7 Replace.

Exception 1. Hose connections may be omitted when the following fire department building access and fire hydrant coverage is provided: minimum ~~18~~ 20 feet wide, unobstructed access roadways located within 20 feet of the building on at least three sides **compliant with the provisions of 527 CMR**; minimum ten feet wide, unobstructed access route between the access roadway and the fire department access doors; and, fire hydrants in locations approved by the head of the fire department.

Exception 2. In lieu of a Class I standpipe system, a Class II automatic, wet-standpipe system in accordance with NFPA 14 shall be permitted when the following fire department building access and fire hydrant coverage is provided: minimum ~~18~~ 20 feet wide, unobstructed access roadways located within 50 feet of the building on at least three sides **compliant with the provisions of 527 CMR**; minimum ten feet wide, unobstructed access route between the access roadway and the fire department access doors; and, fire hydrants in locations approved by the head of the fire department. The hose connections shall be located as described above for the Class I standpipe system. Occupant hose shall not be required, and the hose connections shall be marked for fire department use only.

427.13 Replace.

Non-flammable and Non-combustible Hazardous Materials. Non-flammable and noncombustible hazardous materials such as: Oxidizers, Unstable Materials, Toxics, Highly Toxics, Corrosives, and Water Reactives shall ~~meet the following requirements~~ **comply with 527 CMR.**

430.5.1 Comment: B. Carasitti to draft alternative language to require a 3rd party review of the alternative means of compliance. DFS may support this amendment to 430.5.1 if DFS can review the proposed language. As of 5/5/15, DFS has not had the opportunity to review the proposed language.

507.5 Delete section.

901.1 Add.

Note 3. Reference to IFC shall mean 527 CMR 1.00.

901.2 Replace note h.

h. Fire department **siamese** connection type(s) and location.

Add note w.

w. Emergency responder radio coverage type/location.

901.3 Delete and replace.

Maintenance. All ~~water based~~ fire protection systems shall be maintained in accordance with ~~NFPA-25 527 CMR. All other fire protection systems shall be maintained in accordance with the requirements of the applicable reference standards and standards listed in Chapter 35: Referenced Standards.~~ The owner of every building or structure shall be responsible for the care and maintenance of all *fire protection systems*, including equipment and devices, to ensure the safety and welfare of the occupants. No person shall shut off, disconnect, obstruct, remove or destroy, or cause or permit to be shut off, disconnected, obstructed, removed or destroyed, any part of any sprinkler system, water main, hydrant or other device used for fire protection or carbon monoxide detection and alarm in any building owned, leased or occupied by such person or under his control or supervision, without first procuring a written permit so to do from the head of the fire department of the city or town wherein such building is situated in accordance with M.G.L. c. 148, § 27A.

When installations of fire protection systems are interrupted for repairs or other necessary reasons, the *owner* shall immediately advise the local fire department and shall diligently prosecute the restoration of the protection.

901.5 Delete last sentence.

~~The fire official may authorize the building official as designee.~~

DFS feels that since the use of these fire protection systems will be by the responding fire department, the fire department designee shall be present at acceptance testing.

901.7 Delete and replace.

Fire areas. ~~Where buildings, or portions thereof, are divided into fire areas so as to not exceed the limits establish requiring a fire protection system in accordance with this chapter, such fire areas shall be separated by fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both, having a fire-resistance rating or not less than that determined in accordance with Section 707.3.10. For the purposes of this chapter, fire area shall be defined as the aggregate area of the building regardless of subdivisions by fire barriers and horizontal assemblies.~~

902.1 Delete definition.

FIRE AREA

903.2 Delete **Exception**.

903.2.1 through 903.2.10.1 Delete and replace.

Insert Table 903.2 and all notes from 780 CMR 8th edition.

903.3.1.1 Add.

NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an *automatic sprinkler system* in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.2.

Automatic sprinkler systems shall be permitted to be installed throughout mixed-use Group R buildings in accordance with NFPA 13.

903.3.1.1.1 Delete. *These exemptions are listed in a proposed amendment to 903.2.*

903.3.1.1.2 Delete. *This provision/exemption is included in NFPA 13.*

903.3.1.2 Replace.

NFPA 13R sprinkler systems. *Automatic sprinkler systems ~~in~~ shall be permitted to be installed throughout in accordance with NFPA 13R where the building contains only Group R occupancies up to and including four stories in height in buildings not exceeding 60 ft (18 288 mm) in height above grade plane, and the aggregate area of the building, measured from exterior wall to exterior wall, regardless of fire walls or horizontal assemblies, does not exceed 12,000 sf. ~~shall be permitted to be installed throughout in accordance with NFPA 13R.~~*

*The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from the horizontal assembly creating separate buildings provided with an *automatic sprinkler system* installed throughout in accordance with NFPA 13.*

903.3.1.3 Replace.

NFPA 13D sprinkler systems. *Automatic sprinkler systems* installed in one- and two-family dwellings; townhouses, Group R-3, or Group R-4 Condition 1; buildings containing only R-Uses of three units or less, ~~and townhouses~~ shall be permitted to be installed throughout in accordance with NFPA 13D.

903.4.2 Replace.

Alarms. An approved audible device, located on the exterior of the building in an approved location, shall be connected to each *automatic sprinkler system*. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. *Activation of the sprinkler waterflow alarm devices shall activate a fire alarm system installed throughout the building in accordance with 907.*

~~Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.~~

903.4.2 Delete **Exception**.

905.3.10 Add.

Travel Distance. A class 1 automatic wet or manual wet standpipe system shall be provided in all buildings where any portion of the building floor area is more than 400 feet of travel from the nearest point of fire department vehicle access. Vehicle access travel distance is actual distance measured along and/or around the building exterior and shall not be reduced by the addition of fire walls/party walls which otherwise would define individual buildings.

907.2.1.1 Replace "1,000" with "300". (Two locations).

907.2.3 Delete Exceptions 2 through 4.

907.2.9.1 Replace "16" with "12".

907.2.11 Delete and replace.

Single- and multiple-station smoke alarms. Listed single- and multiple-station photoelectric type smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.6 and NFPA 72. ~~shall be installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72, as applicable.~~ Section 907.2.8 shall not preclude the installation of a **household fire warning system as provisioned in NFPA 72, or a** fully addressable fire alarm system where system detectors and alarm notification devices can perform the functions as required in Section 907.2.11.

907.2.24 Add.

Other Sleeping Areas. An automatic smoke detection system shall be provided for all sleeping areas, and means of egress from sleeping areas in buildings not otherwise required to have smoke detection by section 907.2.1 through 907.2.23 where space is used for sleeping purpose.

916.1 Delete Exception. 916.2 Exception 2 already permits the fire official to waive the requirements for emergency responder radio coverage.

916.1 through 916.3 Delete and replace.

916.1 Emergency responder radio coverage in new buildings.

All new buildings shall have *approved* radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Exceptions:

1. Where *approved* by head of the fire department, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an *approved* radio coverage system.
2. Where it is determined by the head of the fire department that the radio coverage system is not needed.
3. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the head of the fire department shall have the authority to accept an automatically activated emergency responder radio coverage system.

916.2 The emergency responder radio coverage shall be installed in accordance with this Section and NFPA 72.

916.3 Permit required. A construction permit for the installation of or modification to emergency responder radio coverage systems and related equipment is required as specified in Section 105. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

916.4 Technical requirements. Systems, components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 916.4.1 through 916.4.2.5.

916.4.1 Radio signal strength. The building shall be considered to have acceptable emergency responder radiocoverage when signal strength measurements in 90 percent of all areas on each floor of the building meet the signal strength requirements in Sections 916.4.1.1 and 916.4.1.2. Critical areas, Such as the fire command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the Fire Chief, shall be provided with 99 percent floor area radio coverage.

916.4.1.1 Minimum signal strength into the building.

A minimum signal strength of -95 dBm shall be receivable within the building.

916.4.1.2 Minimum signal strength out of the building.

A minimum signal strength of -95 dBm shall be received by the agency's radio system when transmitted from within the building.

916.4.2 System design. The emergency responder radio coverage system shall be designed in accordance with Sections 916.4.2.1 through 916.4.2.5.

916.4.2.1 Amplification systems allowed. Buildings and structures that cannot support the required level of radio coverage shall be equipped with a radiating cable system, a distributed antenna system with Federal Communications Commission (FCC)-certified signal boosters, or other system approved by the head of the fire department in order to achieve the required adequate radio coverage.

916.4.2.2 Technical criteria. The head of the fire department shall maintain a document providing the specific technical information and requirements for the emergency responder radio coverage system. This document shall contain, but not be limited to, the various frequencies required, the location of radio sites, effective radiated power of radio sites, and other supporting technical information.

916.4.2.3 Standby power. Emergency responder radio coverage systems shall be provided with standby power in accordance with Section 604 527 CMR 1.00. The standby power supply shall

be capable of operating the emergency responder radio coverage system for a duration of not less than 24 hours.

916.4.2.4 Signal booster requirements. If used, signal boosters shall meet the following requirements:

1. All signal booster components shall be contained in a National Electrical Manufacturer's Association (NEMA) 4-type waterproof cabinet.
2. Battery systems used for the emergency power source shall be contained in a NEMA 4-type waterproof cabinet.
3. The signal booster system and battery system shall be electrically supervised and monitored by a supervisory service, or when *approved* by the head of the fire department, shall sound an audible signal at a constantly attended location
4. Equipment shall have FCC certification prior to installation.

916.4.2.5 Additional frequencies and change of frequencies.

The emergency responder radio coverage system shall be capable of modification or expansion in the event where the fire department changes or adds frequencies, frequency changes are required by the FCC or additional frequencies are made available by the FCC.

916.4.2.6 System Monitoring. The emergency responder radio coverage shall be monitored by the fire alarm system in accordance with NFPA 72.

916.5 Installation requirements. The installation of the public safety radio coverage system shall be in accordance with Sections 916.5.1 through 916.5.4.

916.5.1 Approval prior to installation. Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC shall not be installed without prior coordination and approval of the head of the fire department.

916.5.2 Minimum qualifications of personnel. The minimum qualifications of the system designer and lead installation personnel shall include both of the following:

1. A valid FCC-issued general radio operators license.
2. Certification of in-building system training issued by a nationally recognized organization, school or a certificate issued by the manufacturer of the equipment being installed.

These qualifications shall not be required where demonstration of adequate skills and experience satisfactory to the *head of the fire department* is provided.

916.5.3 Acceptance test procedure. Where an emergency responder radio coverage system is required, and upon completion of installation, the building *owner* shall have the radio system tested to verify that two-way coverage on each floor of the building is not less than 90 percent. The test procedure shall be conducted as follows:

1. Each floor of the building shall be divided into a grid of 20 approximately equal test areas.
2. The test shall be conducted using a calibrated portable radio of the latest brand and model used by the agency talking through the agency's radio communications system.
3. Failure of not more than two nonadjacent test areas shall not result in failure of the test.

4. In the event that three of the test areas fail the test, in order to be more statistically accurate, the floor shall be permitted to be divided into 40 equal test areas.
1. Failure of not more than four nonadjacent test areas shall not result in failure of the test. If the system fails the 40-area test, the system shall be altered to meet the 90-percent coverage requirement.
5. A test location approximately in the center of each test area shall be selected for the test, with the radio enabled to verify two-way communications to and from the outside of the building through the public agency's radio communications system. Once the test location has been selected, that location shall represent the entire test area. Failure in the selected test location shall be considered failure of that test area. Additional test locations shall not be permitted.
6. The gain values of all amplifiers shall be measured and the test measurement results shall be kept on file with the building *owner* so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building *owner* shall be required to rerun the acceptance test to reestablish the gain values.
7. As part of the installation a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and subsequent annual inspections.

916.5.4 FCC compliance. The emergency responder radio coverage system installation and components shall also comply with all applicable federal regulations including, but not limited to, FCC 47 CFR Part 90.219.

916.6 Maintenance. The emergency responder radio coverage system shall be maintained operational at all times in accordance with Sections 916.6.1 through 916.6.3.

916.6.1 Testing and proof of compliance. The emergency responder radio coverage system shall be inspected and tested annually or where structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following:

1. In-building coverage test as described in Section 916.5.3.
2. Signal boosters shall be tested to verify that the gain is the same as it was upon initial installation and acceptance.
3. Backup batteries and power supplies shall be tested under load of a period of 1 hour to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.
4. Other active components shall be checked to verify operation within the manufacturer's specifications.
5. At the conclusion of the testing, a report, which shall verify compliance with Section 916.5.3, shall be submitted to the head of the fire department.

916.6.2 Additional frequencies. The building *owner* shall modify or expand the emergency responder radio coverage system at his or her expense in the event frequency changes are

required by the FCC or additional frequencies are made available by the FCC. Prior approval of a public safety radio coverage system on previous frequencies does not exempt this section.

916.6.3 Field testing. Agency personnel shall have the right to enter onto the property at any reasonable time to conduct field testing to verify the required level of radio coverage.

1010.1.9.7 Delete "local or remote".

3112.6 Delete and replace.

Limitations of Use. Use shall be limited as described in this Section and Table 3112.6.

1. A temporary overnight shelter identified with a 'P' in Table 3112.6 ~~and where smoke and CO detections are battery-operated and not interconnected,~~ equipped with an interconnected, monitored smoke and carbon monoxide detection and notification system as required by chapter 9, may operate year-round for the following periods only:

- a. not more than 52 days during a calendar year,
- b. not more than seven consecutive days.

Where the subject church/house of worship proper possesses a NFPA 13 fire sprinkler system throughout the building per the governing edition of NFPA 13 in effect when such system was installed, the temporary overnight shelter can be located anywhere in the church/house of worship, providing all other requirements of Section 3112, inclusive are met. If the church/house of worship does not have an NFPA 13 fire sprinkler system installed throughout the building then the location of the temporary overnight shelter must conform to the requirements set forth in Table 3112.6 (partial fire sprinkling of the temporary overnight shelter is required under certain circumstances addressed in Table 3112.6).

3112.8 Add.

Fire and CO Detection, Occupant Notification and Life Safety System Supervision. All temporary overnight shelters are required to install and have operational, an interconnected, monitored smoke and carbon monoxide detection and notification alarm system as required by chapter 9.

3112.10 Delete and replace.

3112.10 General Installation Requirements and Alarm Signal Precedence. Installation requirements for the interconnected, monitored smoke and carbon monoxide detection and notification alarm systems shall be in accordance with this code; 527 CMR ~~31.00: Carbon Monoxide Alarms~~; the smoke alarm/detector and carbon monoxide alarm/detector manufacturers' requirements; NFPA 72 and NFPA 720, all as applicable. For alarm signal precedence, see Section 916.5.

34:101.2 Add "fire," after "elevators".

34: 302.9 Add.

302.9 Provisions for change in occupancy classification to R, I, or E-Use. Notwithstanding other requirements in this code see ~~780-CMR~~ chapter 9 and 527 CMR for certain carbon monoxide detection requirements when a change of occupancy classification to R, I, or E-Use occurs.

34:804.2.2 Add "R-3," after "R-2," (Two locations).

34:804.2.2 through 804.2.4 Delete "municipal" (Three locations)

34:804.2.5 Replace.

Supervision. Fire sprinkler systems required by this section shall be supervised by the method required in 780 CMR 901.6.1.

This proposed change assumes the approval of BBRS of the FFP amendment to 901.6.1.

34:805.4.4 Add "and nightclubs with an occupant load of 50 or greater" after "100".

34:904.1.1 Delete "municipal"

34:1401.4.1 Delete "as practicable".

34:1501.1 Add.

Note: As applicable, 527 CMR, in conjunction with M.G.L. c.148 § 27A must be satisfied if fire protection systems are to be dismantled, shut-off, or modified.

R313.1 Delete Exception 2.

R313.1.1 Delete and replace.

Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with ~~Section P2904 or NFPA 13D~~ NFPA 13, NFPA 13R or NFPA 13D, as applicable.

1. A townhouse building with an aggregate area of 12,000 square feet or more shall be provided with an NFPA 13 system.
2. A townhouse building with an aggregate area of less than 12,000 square feet shall be permitted to use a NFPA 13R system.

Exception: A three unit townhouse building with an aggregate area less than 12,000 square feet shall be permitted to use a NFPA 13D system.

For the purposes of this section, the aggregate area shall be the combined area of all stories of the building and firewalls shall not be considered to create separate buildings. Aggregate area shall include garage areas, basement areas, and finished attic areas. Unfinished attic areas shall not be included in the aggregate area.

R314.3 Add.

6. Near the base of, but not within, all stairs leading to another occupied floor.

R314.3.1 Keep base IRC language, except delete items 1, and 2.

R314.6 Delete Exception 2.

R314.8 Delete and replace.

Heat-Detector Detection. ~~A single heat detector listed for the ambient environment Heat detection interconnected with the required smoke detection, shall be installed in accordance with NFPA 72 in;~~

1. Any garage attached to or under the ~~main house dwelling~~ (detached garages do not require a heat detector).

R314.8.1 Add.

Heat detection shall be listed in accordance with UL 521 or UL 539.

R314.9 Add.

All one and two family dwellings hereafter constructed shall be equipped with a household fire warning system, in accordance with the provisions of NFPA 72. All devices shall be installed and maintained in accordance with the requirements of NFPA 72, manufacturer's instructions and listing criteria, and 527 CMR.

R314.10 Add.

Multi-family dwellings that contain common areas such as basements, hallways, and/or interior stairways that serve more than one dwelling unit, but are not within the dwelling unit, shall be provided with multiple station smoke alarms or a listed control unit with automatic smoke detectors and occupant notification appliances in the following locations:

1. In all common basements,
2. In all common hallways,
3. In all common stairways on each level outside the dwelling unit doorways.

Each detection device shall cause the operation of an alarm that is clearly audible in all bedrooms over background noise levels with all intervening doors closed. Such devices shall be installed in accordance with NFPA 72 and maintained in accordance with 527 CMR.

R315.1 Delete and replace.

General. Carbon monoxide alarms shall ~~be furnished, installed and maintained by the owner in accordance~~ comply with Section R315, ~~M.G.L. c. 148, § 26F½, 527 CMR,~~ 248 CMR, NFPA 720, and the manufacturer's instructions. Any required carbon monoxide detection shall be interconnected.

R315.5 Keep Exception 1 from IRC, Delete Exception 2.

R319.1 Delete and replace.

Address identification. See M.G.L c.148 §59 and 527 CMR.

AJ102.3.1 Delete and replace.

Adding or creating one or more sleeping rooms.

1. **Single family dwelling.** When one or more sleeping rooms are added or created to an existing dwelling, the entire dwelling shall be provided with smoke, heat and carbon monoxide ~~detectors~~ protection.

2. **Two-family dwelling.** When one or more sleeping rooms are added **or created** to one *dwelling unit* that unit shall be provided with smoke, heat and carbon monoxide detectors. When sleeping rooms are added **or created** to both units the entire building shall be provided with smoke, heat and carbon monoxide **detectors protection**.
3. **Townhouses dwelling unit.** When one or more sleeping rooms are added or created to an existing *dwelling unit*, the entire unit shall be provided with smoke, heat and carbon monoxide **detectors protection**.

AJ102.3.2 Delete and replace.

Complete reconstruction. If a *dwelling* or townhouse building undergoes complete reconstruction such that **all more than 50% of** walls and ceilings are open to framing, then the entire existing building shall be provided with smoke, heat and carbon monoxide **detectors protection**.

Staff Unofficial Comments/Observations to DFS Amendments Proposed to 780 CMR 9th Edition “Final Draft”

- That in **black font** is current DRAFT 9th Edition Code as captured by DPS staff working w/Advisory Committees.
- That in **red font** is DPS Proposed Code.
- That in **blue font** are the unofficial staff views committed to by T Riley at the May, 2015 BBRS Monthly Meeting / T Riley unofficial views are based on comparing these DFS Amendments to the latest complete version of applicable Chapters of the DRAFT 9th Edition of 780 CMR.

Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 1 of 24

202 Add.

FIRE AREA. The aggregate area of the building regardless of subdivisions by fire barriers, fire walls, or horizontal assemblies.

Staff believes this is historically what existed in earlier Editions (6th – 8th) of 780 CMR but is inconsistent w/“virgin” IBC-2015.

Also see staff comments wrt Code Section 901.7 which indicates the FFPF supports this FIRE AREA concept???

MAINTENANCE OF FIRE PROTECTION SYSTEMS. Replacement or repair of any component or components of a *fire protection system*, where such does not affect system performance and compatibility. No building permit is required for maintenance. Other permits, however, may be required pursuant to M.G.L. c.148 §27A and 527 CMR.

Staff believes the Building Code-portion of the proposed language is historically what existed in earlier Editions (6th – 8th) of 780 CMR but is inconsistent w/“virgin” IBC-2015 / I do not know what FFPF’s view of this is but having such “maintenance” guidance has historically seemed helpful to the REGULATED COMMUNITY where maintenance that does not affect fire protection system performance is common and necessary.

The 527 CMR Fire Code defaults need to be closely checked before being adopted to make sure that this is proper legal referencing and that there are no requirements in 527 CMR (NFPA 1) that are conflicting or duplicative w/780 CMR / also see staff comments to Code Section 901.3 recommending serious discussions between the BFPR and the BBRS regarding DFS-requested referencing of 527 CMR.

MODIFICATIONS, ALTERATIONS, ADDITIONS, OR DELETIONS TO FIRE PROTECTION SYSTEMS. Any changes which affect the performance of the *fire protection system*. Such changes require a building permit and are subject to the other permitting requirements pursuant to M.G.L. c.148 §27A.

I believe the Building Code-portion of the proposed language is historically what existed in earlier Editions (6th – 8th) of 780 CMR but having such guidance is extremely helpful to the REGULATED AND REGULATOR Communities / Note that this Definition does not exist in the “virgin” IBC-2015 / I do not know what FFPF’s view of this is?

The 527 CMR Fire Code defaults need to be closely checked before being adopted to make sure that this is proper legal referencing and to make sure that there are no requirements in 527 CMR (NFPA 1) that are conflicting or duplicative w/780 CMR.

Staff Unofficial Comments/Observations to DFS Amendments Proposed to 780 CMR 9th Edition “Final Draft”

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 2 of 24

427.6 Replace “430” with “400”.

427.7 Replace.

Rich – the key yellow highlighted material in this subsection (427.7, Exception 1) seeks to make the point that “802” as amended ended a fire official’s authority to mandate building code-like requirements (fire protection systems) via the fire chief’s god law “148, 28” so the BFPR should be asked exactly what is the fire official empowered to do via the language of NFPA 1, Section 18.2.3.1.4?:

Exception 1. Hose connections may be omitted when the following fire department building access and fire hydrant coverage is provided: minimum ~~18~~ 20 feet wide, unobstructed access roadways located within 20 feet of the building on at least three sides **compliant with the provisions of 527 CMR**; minimum ten feet wide, unobstructed access route between the access roadway and the fire department access doors; and, fire hydrants in locations approved by the head of the fire department.

Fire access roads are vitally important to the FS relative to rescue and firefighting operations.

The now-adopted, updated 527 CMR (NFPA 1) requirements appear to consist of MA-amendments + otherwise “virgin” NFPA 1-2012, Chapter 18, Section 18.2.3-inclusive, requirements.

Staff Unofficial Comments/Observations to DFS Amendments Proposed to 780 CMR 9th Edition "Final Draft"

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 3 of 24

Apparently adopted is "virgin" NFPA 1 language, Section 18.2.3.1.4 which reads:
"18.2.3.1.4 When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the AHJ (I believe this would be FS personnel) shall be authorized to require additional fire protection features."

The above authorization strongly suggests?? that FS personnel can order fire protection features to the building, independent of 780 CMR requirements raising questions regarding legal authority in light of C.802 of the Acts of 1972, as amended???

It is recommended that the BBRS query the BFPR as to the precise intentions of NFPA 1, Section 18.2.3.4, as promulgated since staff is hearing that H-20??? rated roadways are required and/or fire sprinklering is being required, etc. but staff has no true understanding of what this Section of NFPA 1, as promulgated and enforced, means as all building types, from new construction 1 & 2 family dwellings, garages and carports of > 400 ft², and all other building types appear to fall under this regulation.

Staff understands that C.802 of the Acts of 1972, as amended, expressly sunsetted a fire official's authority, under MGL c.148, § 28, to order "building code-like" requirements as of 1/1/1975 (C.802, 1972, Section 75, as further amended by Section 20 of C.541 of the Acts of 1974 – these Acts, and others, established the Uniform State Building Code and should be discussed along w/MGL c.143, § 96, addressing the Specialized Codes / note that the recent SJC Case Law Decision addressing a Greek Church in Springfield, MA, recognized C.802 as recently as 2012.

Rich – the key yellow highlighted material in this subsection (427.7, Exception 2) is to point out that the BBRS sets standpipe requirements, yet proposed Section 2 is watering down standpipe requirements via 527 CMR and not 780 CMR :

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 4 of 24

Exception 2. In lieu of a Class I standpipe system, a Class II automatic, wet-standpipe system in accordance with NFPA 14 shall be permitted when the following fire department building access and fire hydrant coverage is provided: minimum ~~18~~ 20 feet wide, unobstructed access roadways located within 50 feet of the building on at least three sides **compliant with the provisions of 527 CMR**; minimum ten feet wide, unobstructed access route between the access roadway and the fire department access doors; and, fire hydrants in locations approved by the head of the fire department. The hose connections shall be located as described above for the Class I standpipe system. Occupant hose shall not be required, and the hose connections shall be marked for fire department use only.

See staff comments to Exception 1 above, narrow to the authority of the BFPR v. the BBRS to promulgate Building Code requirements as here, in Exception 2, the BFPR, via 527 CMR is relaxing standpipe requirements that are regulated by 780 CMR. / again, BBRS discussion w/the BFPR is recommended / (also see earlier staff comments to Section 427.7, above).

427.13 Replace.

Non-flammable and Non-combustible Hazardous Materials. Non-flammable and noncombustible hazardous materials such as: Oxidizers, Unstable Materials, Toxics, Highly Toxics, Corrosives, and Water Reactives shall ~~meet the following requirements~~ **comply with 527 CMR.**

Rich – the key yellow highlighted material in this subsection (427.13) is to point out that 780 CMR has H-USE requirements but such are also showing up in 527 CMR (maybe ok per Specialized Codes Law, “143, 96” but much work between BBRS and BFPR will be needed:

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Page 5 of 24

Again, discussion w/the BFPR is recommended as 780 CMR addresses H-USES and Chapter 3 of 780 CMR also spends a measurable number of pages to H-USE materials such as Oxidizers, Unstable Materials, Toxics, Highly Toxics, Corrosives, and Water Reactives.

Agreement (on “what Regulations by what Board should legally be in what CMR”), between BFPR and BBRS, consistent w/General Law, should be pursued to ease the burden on both the REGULATOR and REGULATED COMMUNITIES, otherwise both 527 CMR and 780 CMR may be regulating differently in the same arena.

507.5 Delete section.

901.1 Add.

Note 3. Reference to IFC shall mean 527 CMR 1.00.

Rich – the key yellow highlighted material in this subsection (901.1) is to point out 2 issues – (1) 780 CMR default to the IFC is absolutely necessary and (2) BLIND DEFAULT TO 527 CMR 1 HAS NOT BEEN VETTED AT THE BCCC SO NO ONE KNOWS THE RAMIFICATIONS OR RISKS OF SUCH BLIND DEFAULT:

Staff believes simple reference to 527 CMR 1 is incorrect and risky to both the REGULATOR and REGULATED COMMUNITIES for the following reasons:

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 6 of 24

- (a) The IFC contains Building Code requirements that **must be adopted** by the BBRs, via 780 CMR, to assure, for example, proper design, construction and maintenance of tents and inflatable structures; maintenance of egress systems, etc.
- (b) IFC addresses existing building fire protection systems and in its “virgin” state also addresses retroactive back fit of fire protection systems in buildings where no building permittable work is intended – the BBRs has historically had official policy that IFC retroactive back fit of fire protection systems is generally not required nor adopted in MA / should simple default to 527 CMR be adopted, control over such Building Code issues (tents, egress, retroactive back fit of building code permittable systems, etc.) will be lost.
- (c) Simply referencing 527 CMR 1 without knowing how 527 CMR coordinates - requirement by requirement - w/780 CMR and its legal default to portions of the IFC leaves too many questions unanswered.
- (d) Again the recommendation is for the BBRs to open dialogue w/the BFPR wrt these recommendations to sort out actual impacts and thus resolve.

901.2 Replace note h.

h. Fire department **siamese** connection type(s) and location.

Add note w.

w. Emergency responder radio coverage type/location.

These recommendations (h & w above) seem acceptable but may not have been vetted via the FFPF.

901.3 Delete and replace.

Maintenance. All **water-based** fire protection systems shall be maintained in accordance with **NEPA-25 527 CMR. All other fire protection systems shall be maintained in accordance with the requirements of the applicable reference standards and standards listed in Chapter 35: Referenced Standards.** The **owner** of every building or structure shall be responsible for the care

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 7 of 24

and maintenance of all *fire protection systems*, including equipment and devices, to ensure the safety and welfare of the occupants. No person shall shut off, disconnect, obstruct, remove or destroy, or cause or permit to be shut off, disconnected, obstructed, removed or destroyed, any part of any sprinkler system, water main, hydrant or other device used for fire protection or carbon monoxide detection and alarm in any building owned, leased or occupied by such person or under his control or supervision, without first procuring a written permit so to do from the head of the fire department of the city or town wherein such building is situated in accordance with M.G.L. c. 148, § 27A.

When installations of fire protection systems are interrupted for repairs or other necessary reasons, the *owner* shall immediately advise the local fire department and shall diligently prosecute the restoration of the protection.

Rich – the key yellow highlighted material in this subsection (901.3) is to point out that STATE LAW EMPOWERS THE BBRs TO PROMULGATE MAINTENANCE REQUIREMENTS FOR EXISTING BUILDINGS SO WHY IS THE BFPR DOING THIS?

Staff observations on this proposals are as follows:

- (a) Updated 527 CMR (MA-amended NFPA 1) is certainly well suited to building and building permissible systems maintenance but NFPA 1 is a “building code-like” document raising many questions regarding coordination/total present and future regulatory impact (since 527 CMR is enforced by FS personnel and MGLc.148, § 28 allows municipal FDs to make such orders or rules not inconsistent (w/527 CMR) this raises questions wrt Regulatory requirements since C.802, 1972, as amended, precludes FS personnel from ordering “building code-like” requirements.
- (b) More fundamentally [also see (c) below], all Editions of 780 CMR have always incorporated Maintenance requirements for buildings and building permissible systems – this is why the current 8th Edition of 780 CMR, Chapter 1, Sections 101.4.4, “Property Maintenance”, 102.8, “Maintenance of Existing Buildings and Structures”, 110, inclusive, “Inspections”, Table 110, “Schedule for Periodic Inspection of Existing Buildings” and R102.4.5, “Property Maintenance” all exist.

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 8 of 24

(c) The legal reason why the BBRS is empowered/mandated to promulgate such building and structure maintenance regulations is via MGL c.143, § 94 (a)(i) through (ii) where the BBRS must formulate and adopt regulations for “...the rehabilitation and maintenance of existing buildings.” / it is not known what specific General Law or Laws enables the BFPR to promulgate “Maintenance for Buildings and Building Permittable Systems” but such Law(s) should be requested identified to assist in BBRS & BFPR recommended discussions.

(d) For the above reasons (Code section 901.3 is under discussion – see (a) – (c) immediately above), again it is recommended that the BBRS hold dialogue w/the BFPR wrt building and building permittable systems maintenance in an effort to clearly sort out all requirements and associated General Law and Case Law authority.

901.5 Delete last sentence.

~~The fire official may authorize the building official as designee.~~

It is staff’s understanding that the FFPF addressed this matter on several occasions and 901.5, last sentence, was agreed to and supported by the FFPF so it is not clear why this proposals is now “in play”?

901.7 Delete and replace.

Fire areas. ~~Where buildings, or portions thereof, are divided into fire areas so as to not exceed the limits establish requiring a fire protection system in accordance with this chapter, such fire areas shall be separated by fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both, having a fire-resistance rating or not less than that determined in accordance with Section 707.3.10. For the purposes of this chapter, fire area shall be defined as the aggregate area of the building regardless of subdivisions by fire barriers and horizontal assemblies.~~

It is staff’s understanding that the FFPF addressed this matter and supports the definition of “fire areas” as DFS seeks although such is inconsistent w/“virgin” model code language and philosophy of the IBC and IEBC.

902.1 Delete definition.

~~FIRE AREA~~

See staff comments, immediately above, addressing Section 901.7.

903.2 Delete **Exception**.

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 9 of 24

903.2.1 through 903.2.10.1 Delete and replace.

Insert Table 903.2 and all notes from 780 CMR 8th edition.

It is staff's understanding that the FFP addressed this matter and supports incorporation of a Table 903.2 w/all notes from the current 8th Edition as DFS seeks although such is inconsistent w/"virgin" model code language and philosophy of the IBC and IEBC.

903.3.1.1 Add.

NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an *automatic sprinkler system* in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.2.

Automatic sprinkler systems shall be permitted to be installed throughout mixed-use Group R buildings in accordance with NFPA 13.

Staff does not understand what DFS seeks by requesting this additional language and is not certain that the FFP has vetted same? / DFS should be asked to explain intention of Proposed language.

903.3.1.1.1 Delete.

903.3.1.1.2 Delete.

903.3.1.2 Replace.

NFPA 13R sprinkler systems. *Automatic sprinkler systems* shall be permitted to be installed throughout in accordance with NFPA 13R where the building contains only Group R occupancies up to and including four stories in height in buildings not exceeding 60 ft (18 288 mm) in height above grade plane, and the aggregate area of the building, measured from exterior wall to exterior wall, regardless of fire walls or horizontal assemblies, does not exceed 12,000 sf. ~~shall be permitted to be installed throughout in accordance with NFPA 13R.~~

~~The number of stories of~~ Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from the horizontal assembly creating separate buildings provided with an *automatic sprinkler system* installed throughout in accordance with NFPA 13.

Staff believes that the DFS-proposed language approximately reflects initial issuance 8th Edition, 780 CMR language which since has been amended (2014) and currently allows the use of NFPA 13R systems, as captured in black font above and is similar to current virgin" IBC-09 language.

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 10 of 24

Staff was involved in the development of the so-called “Large Loss Fire” study and resulting training that reflected the requirements of the above, DFS-proposed approach/limitations to the use of “13R” fire sprinkler systems / a number of RESIDENTIAL large loss fires were the result of fires starting on the outside of the building and working into attic spaces which, for “13R” systems, are not required fire sprinklered/ the DFS-proposed language is inconsistent w/“virgin” IBC requirements but large loss fires have occurred around the country in RESIDENTIAL buildings having unsprinklered attics.

Staff does not believe the proposed language has been vetted by the FFPF???

903.3.1.3 Replace.

NFPA 13D sprinkler systems. *Automatic sprinkler systems* installed in one- and two-family dwellings; townhouses, Group R-3, or Group R-4 Condition 1, buildings containing only R-Uses of three units or less, ~~and townhouses~~ shall be permitted to be installed throughout in accordance with NFPA 13D.

Staff does not see any issues w/the DFS-proposed change since “townhouses” are still addressed / appears to be a grammatical change but not sure if such has been vetted by FFPF??

903.4.2 Replace.

Alarms. An approved audible device, located on the exterior of the building in an approved location, shall be connected to each *automatic sprinkler system*. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. ~~Activation of the sprinkler waterflow alarm devices shall activate a fire alarm system installed throughout the building in accordance with 907. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.~~

Staff does not see any issues w/the DFS-proposed change since “townhouses” are still addressed / appears to be a simple cross-reference but not sure if such has been vetted by FFPF??

903.4.2 Delete **Exception.**

905.3.10 Add.

Travel Distance. A class 1 automatic wet or manual wet standpipe system shall be provided in all buildings where any portion of the building floor area is more than 400 feet of travel from the nearest point of fire department vehicle access. Vehicle access travel distance is actual distance measured along and/or around the building exterior and shall not be reduced by the addition of fire walls/party walls which otherwise would define individual buildings.

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 11 of 24

It is staff's understanding that the FPPF addressed this matter and does not support the DFS-proposal above.

907.2.1.1 Replace “1,000” with “300”. (Two locations).

907.2.3 Delete Exceptions 2 through 4.

907.2.9.1 Replace “16” with “12”.

907.2.11 Delete and replace.

Single- and multiple-station smoke alarms. Listed single- and multiple-station photoelectric type smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.6 and NFPA 72. ~~shall be installed in accordance with the provisions of this code and the household fire warning equipment, revision is NFPA 72, as applicable.~~ Section 907.2.8 shall not preclude the installation of a household fire warning system as provisioned in NFPA 72, or a fully addressable fire alarm system where system detectors and alarm notification devices can perform the functions as required in Section 907.2.11.

Staff does not see any issues w/the DFS-proposed change but not sure if such has been vetted by FPPF??

907.2.24 Add.

Other Sleeping Areas. An automatic smoke detection system shall be provided for all sleeping areas, and means of egress from sleeping areas in buildings not otherwise required to have smoke detection by section 907.2.1 through 907.2.23 where space is used for sleeping purpose.

It is staff's understanding that the proposed language might??? be trying to assure that say, sleeping areas/bunk rooms of a Fire Station receive smoke alarms but it is also staff's understanding that the FPPF addressed this matter and does not support the DFS-proposal above???

916.1 Delete Exception.

916.1 through 916.3 Delete and replace (See staff comments at the very end of DFS-proposed 916 rewrite).

916.1 Emergency responder radio coverage in new buildings.

All new buildings shall have *approved* radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 12 of 24

the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Exceptions:

1. Where *approved* by head of the fire department, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an *approved* radio coverage system.
2. Where it is determined by the head of the fire department that the radio coverage system is not needed.
3. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the head of the fire department shall have the authority to accept an automatically activated emergency responder radio coverage system.

(See staff comments at the very end of DFS-proposed 916 rewrite).

916.2 The emergency responder radio coverage shall be installed in accordance with this Section and NFPA 72.

916.3 Permit required. A construction permit for the installation of or modification to emergency responder radio coverage systems and related equipment is required as specified in Section 105. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

916.4 Technical requirements. Systems, components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 916.4.1 through 916.4.2.5.

916.4.1 Radio signal strength. The building shall be considered to have acceptable emergency responder radiocoverage when signal strength measurements in 90 percent of all areas on each floor of the building meet the signal strength requirements in Sections 916.4.1.1 and 916.4.1.2. Critical areas, Such as the fire command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the Fire Chief, shall be provided with 99 percent floor area radio coverage.

916.4.1.1 Minimum signal strength into the building.

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 13 of 24

A minimum signal strength of -95 dBm shall be receivable within the building.

916.4.1.2 Minimum signal strength out of the building.

A minimum signal strength of -95 dBm shall be received by the agency’s radio system when transmitted from within the building.

916.4.2 System design. The emergency responder radio coverage system shall be designed in accordance with Sections 916.4.2.1 through 916.4.2.5.

916.4.2.1 Amplification systems allowed. Buildings and structures that cannot support the required level of radio coverage shall be equipped with a radiating cable system, a distributed antenna system with Federal Communications Commission (FCC)-certified signal boosters, or other system approved by the head of the fire department in order to achieve the required adequate radio coverage.

(See staff comments at the very end of DFS-proposed 916 rewrite).

916.4.2.2 Technical criteria. The head of the fire department shall maintain a document providing the specific technical information and requirements for the emergency responder radio coverage system. This document shall contain, but not be limited to, the various frequencies required, the location of radio sites, effective radiated power of radio sites, and other supporting technical information.

916.4.2.3 Standby power. Emergency responder radio coverage systems shall be provided with standby power in accordance with Section 604 527 CMR 1.00. The standby power supply shall be capable of operating the emergency responder radio coverage system for a duration of not less than 24 hours.

916.4.2.4 Signal booster requirements. If used, signal boosters shall meet the following requirements:

1. All signal booster components shall be contained in a National Electrical Manufacturer’s Association (NEMA) 4-type waterproof cabinet.
2. Battery systems used for the emergency power source shall be contained in a NEMA 4-type waterproof cabinet.
3. The signal booster system and battery system shall be electrically supervised and monitored by a supervisory service, or when *approved* by the head of the fire department, shall sound an audible signal at a constantly attended location

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 14 of 24

4. Equipment shall have FCC certification prior to installation.

916.4.2.5 Additional frequencies and change of frequencies.

The emergency responder radio coverage system shall be capable of modification or expansion in the event where the fire department changes or adds frequencies, frequency changes are required by the FCC or additional frequencies are made available by the FCC.

916.4.2.6 System Monitoring. The emergency responder radio coverage shall be monitored by the fire alarm system in accordance with NFPA 72.

916.5 Installation requirements. The installation of the public safety radio coverage system shall be in accordance with Sections 916.5.1 through 916.5.4.

916.5.1 Approval prior to installation. Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC shall not be installed without prior coordination and approval of the head of the fire department.

(See staff comments at the very end of DFS-proposed 916 rewrite).

916.5.2 Minimum qualifications of personnel. The minimum qualifications of the system designer and lead installation personnel shall include both of the following:

1. A valid FCC-issued general radio operators license.
2. Certification of in-building system training issued by a nationally recognized organization, school or a certificate issued by the manufacturer of the equipment being installed.

These qualifications shall not be required where demonstration of adequate skills and experience satisfactory to the *head of the fire department* is provided.

916.5.3 Acceptance test procedure. Where an emergency responder radio coverage system is required, and upon completion of installation, the building *owner* shall have the radio system tested to verify that two-way coverage on each floor of the building is not less than 90 percent. The test procedure shall be conducted as follows:

1. Each floor of the building shall be divided into a grid of 20 approximately equal test areas.
2. The test shall be conducted using a calibrated portable radio of the latest brand and model used by the agency talking through the agency's radio communications system.
3. Failure of not more than two nonadjacent test areas shall not result in failure of the test.
4. In the event that three of the test areas fail the test, in order to be more statistically accurate, the floor shall be permitted to be divided into 40 equal test areas.

Staff Unofficial Comments/Observations to DFS Amendments Proposed to 780 CMR 9th Edition “Final Draft”

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 15 of 24

1. Failure of not more than four nonadjacent test areas shall not result in failure of the test. If the system fails the 40-area test, the system shall be altered to meet the 90-percent coverage requirement.
5. A test location approximately in the center of each test area shall be selected for the test, with the radio enabled to verify two-way communications to and from the outside of the building through the public agency's radio communications system. Once the test location has been selected, that location shall represent the entire test area. Failure in the selected test location shall be considered failure of that test area. Additional test locations shall not be permitted.
6. The gain values of all amplifiers shall be measured and the test measurement results shall be kept on file with the building *owner* so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building *owner* shall be required to rerun the acceptance test to reestablish the gain values.
7. As part of the installation a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and subsequent annual inspections.

(See staff comments at the very end of DFS-proposed 916 rewrite).

916.5.4 FCC compliance. The emergency responder radio coverage system installation and components shall also comply with all applicable federal regulations including, but not limited to, FCC 47 CFR Part 90.219.

916.6 Maintenance. The emergency responder radio coverage system shall be maintained operational at all times in accordance with Sections 916.6.1 through 916.6.3.

916.6.1 Testing and proof of compliance. The emergency responder radio coverage system shall be inspected and tested annually or where structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following:

1. In-building coverage test as described in Section 916.5.3.
2. Signal boosters shall be tested to verify that the gain is the same as it was upon initial installation and acceptance.
3. Backup batteries and power supplies shall be tested under load of a period of 1 hour to verify that they will properly operate during an actual power outage. If within the 1-hour

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 16 of 24

test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.

4. Other active components shall be checked to verify operation within the manufacturer’s specifications.
5. At the conclusion of the testing, a report, which shall verify compliance with Section 916.5.3, shall be submitted to the head of the fire department.

916.6.2 Additional frequencies. The building *owner* shall modify or expand the emergency responder radio coverage system at his or her expense in the event frequency changes are required by the FCC or additional frequencies are made available by the FCC. Prior approval of a public safety radio coverage system on previous frequencies does not exempt this section.

916.6.3 Field testing. Agency personnel shall have the right to enter onto the property at any reasonable time to conduct field testing to verify the required level of radio coverage.

Staff believes that the FFP may not have vetted this “916, inclusive” DFS Proposal??

1010.1.9.7 Delete “local or remote”.

3112.6 Delete and replace.

Limitations of Use. Use shall be limited as described in this Section and Table 3112.6.

1. A temporary overnight shelter identified with a ‘P’ in Table 3112.6 ~~and where smoke and CO detections are battery-operated and not interconnected,~~ equipped with an interconnected, monitored smoke and carbon monoxide detection and notification system as required by chapter 9, may operate year-round for the following periods only:
 - a. not more than 52 days during a calendar year,
 - b. not more than seven consecutive days.

Where the subject church/house of worship proper possesses a NFPA 13 fire sprinkler system throughout the building per the governing edition of NFPA 13 in effect when such system was installed, the temporary overnight shelter can be located anywhere in the church/house of worship, providing all other requirements of Section 3112, inclusive are met. If the church/house of worship does not have an NFPA 13 fire sprinkler system installed throughout the building then the location of the temporary overnight shelter must conform to the requirements set forth in Table 3112.6 (partial fire sprinklering of the temporary overnight shelter is required under certain circumstances addressed in Table 3112.6).

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 17 of 24

Staff agrees w/the DFS Proposal noting that the initial, more-than-several-years-ago-version of Section 3112 did allow, for a limited period of time, all such overnight shelters to utilize battery-only smoke alarms but as of a date certain (something like 2012), all such shelters now must have hard-wired or NFPA-72-complying smoke detection/alarm systems / Not sure if FFPF has seen this yet??

3112.8 Add.

Fire and CO Detection, Occupant Notification and Life Safety System Supervision. All temporary overnight shelters are required to install and have operational, an interconnected, monitored smoke and carbon monoxide detection and notification alarm system as required by chapter 9.

Staff does not see any issues w/the DFS-proposed change but not sure if such has been vetted by FFPF??

3112.10 Delete and replace.

3112.10 General Installation Requirements and Alarm Signal Precedence. Installation requirements for the interconnected, monitored smoke and carbon monoxide detection and notification alarm systems shall be in accordance with this code; 527 CMR ~~31.00: Carbon Monoxide Alarms~~; the smoke alarm/detector and carbon monoxide alarm/detector manufacturers' requirements; NFPA 72 and NFPA 720, all as applicable. For alarm signal precedence, see Section 916.5.

Staff does not see any issues w/the DFS-proposed change but not sure if such has been vetted by FFPF??

34:101.2 Add "fire," after "elevators".

34: 302.9 Add.

302.9 Provisions for change in occupancy classification to R, I, or E-Use. Notwithstanding other requirements in this code see ~~780-CMR~~ chapter 9 and 527 CMR for certain carbon monoxide detection requirements when a change of occupancy classification to R, I, or E-Use occurs.

Rich – the key yellow highlighted material in this subsection (C34, 302.9) is SIMPLY ASK THE BFPR WHAT THEY MEAN AND WHAT IS THEIR AUTHORITY

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 18 of 24

V. THAT OF BBRs IN THE MATTER OR USE CHANGES REQUIRING CO DETECTION:

Staff is not sure if the DFS-proposal reflects current state law but if so then the proposed changes or something like them need to be adopted – DFS should be asked to explain the Proposal / also not certain if FFPF has vetted this section???

34:804.2.2 Add “R-3,” after “R-2,” (Two locations).

34:804.2.2 through 804.2.4 Delete “municipal” (Three locations)

34:804.2.5 Replace.

Supervision. Fire sprinkler systems required by this section shall be supervised by the method required in 780 CMR 901.6.1.

Staff does not see any issues w/the DFS-proposed change but not sure if such has been vetted by FFPF??

34:805.4.4 Add “and nightclubs with an occupant load of 50 or greater” after “100”.

34:904.1.1 Delete “municipal”

34:1401.4.1 Delete “as practicable”.

34:1501.1 Add.

Note: As applicable, 527 CMR, in conjunction with M.G.L. c.148 § 27A must be satisfied if fire protection systems are to be dismantled, shut-off, or modified.

Rich – the key yellow highlighted material in this subsection (34.1501.1) is to point out that although the BBRs recognizes “148, 28A”, the BBRs has no clear understanding of impact of of blindly adopting

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 19 of 24

527 CMR and the BBRs should ask the BFPR what the impact is via BCCC vetting:

Staff agrees that requirements of MGL c.148, §27A must be satisfied but has no clear understanding of what the ramifications would be by simply also referencing requirements of 527 CMR and therefore recommends that the BBRs reach out to the BFPR and further discuss / see staff concerns/comments found elsewhere in this Commentary wrt risks associated w/the blind adoption of 527 CMR.

Further to Section 34.1501.1, above, staff recommends that the BBRs and the BFPR discuss what is clearly and completely meant by referencing 527 CMR.

R313.1 Delete Exception 2.

R313.1.1 Delete and replace.

Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with ~~Section P2904 or NFPA 13D~~ NFPA 13, NFPA 13R or NFPA 13D, as applicable.

1. A townhouse building with an aggregate area of 12,000 square feet or more shall be provided with an NFPA 13 system.
2. A townhouse building with an aggregate area of less than 12,000 square feet shall be permitted to use a NFPA 13R system.

Exception: A three unit townhouse building with an aggregate area less than 12,000 square feet shall be permitted to use a NFPA 13D system.

For the purposes of this section, the aggregate area shall be the combined area of all stories of the building and firewalls shall not be considered to create separate buildings. Aggregate area shall include garage areas, basement areas, and finished attic areas. Unfinished attic areas shall not be included in the aggregate area.

Staff observes that the DFS-proposal appears to reflect current 8th Edition new construction requirements for townhouses of no more than 3 stories in height but the above Proposal does not reflect IRC-2015 “virgin” requirements.

Its staff’s understanding that the FFPF may have been presented such proposal but did not support same???

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 20 of 24

R314.3 Add.

6. Near the base of, but not within, all stairs leading to another occupied floor.

Staff understands that the FPPF did not support the above recommendation / additionally, staff has much earlier researched this location requirement and cannot defend locating a smoke detector/alarm in such location as smoke plume could easily bypass a detector located near the bottom of a stairwell rather than at the top of the stairwell (where our Code does require such placement) / the proposed language is believed to be very old Code that quite some time ago was abandoned.

R314.3.1 Keep base IRC language, except delete items 1, and 2.

R314.6 Delete Exception 2.

R314.8 Delete and replace.

~~Heat Detector Detection. A single heat detector listed for the ambient environment Heat detection interconnected with the required smoke detection, shall be installed in accordance with NFPA 72 in;~~

1. Any garage attached to or under the ~~main house dwelling~~ (detached garages do not require a heat detector).

Staff notes that historically (earlier Code editions) it was agreed to only require a single HD in a garage given that NFPA 72-required locations could easily result in many, many, many HDs having to be placed in the attached garage.

Since the dwelling-proper will be equipped w/proper SDs and CO detection/alarm and given that statistically the BBRS and staff have been told by DFS personnel that about 6% of all house fires start in garages, it is believed the level of detection (single HD in the garage w/sounder in the dwelling and full house detection) is acceptable barring evidence to the contrary.

Staff understands that the FPPF did not concur w/this Proposal???

Heat detection shall be listed in accordance with UL 521 or UL 539.

Staff believes that the above DFS Proposal to particular UL References has not been vetted by the FPPF.

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Page 21 of 24

R314.9 Add.

All one and two family dwellings hereafter constructed shall be equipped with a household fire warning system, in accordance with the provisions of NFPA 72. All devices shall be installed and maintained in accordance with the requirements of NFPA 72, manufacturer’s instructions and listing criteria, and 527 CMR.

Staff understands that an NFPA 72 Household Fire Warning system includes a fire alarm control unit (FACU) and typically operates at relatively low voltages (24V – 30V) whereas interconnected 110V SDs do not utilize an FACU, thus it appears the DFS Proposal would eliminate the 110V traditional option and force NFPA 72 Household Fire Warning systems into all new construction 1 & 2 family dwellings, even if such dwellings are small enough??? to allow 110V SD/CO solutions.

When the number of allowed devices on a 110V daisy chain exceed NFPA 72 allowances or otherwise exceed manufacturers allowances, it is believed an NFPA 72 Household Fire Warning System is the automatic default anyway.

Further to Section R314.9, above), staff believes that the FFP has never vetted this Proposal.

R314.10 Add.

Multi-family dwellings that contain common areas such as basements, hallways, and/or interior stairways that serve more than one dwelling unit, but are not within the dwelling unit, shall be provided with multiple station smoke alarms or a listed control unit with automatic smoke detectors and occupant notification appliances in the following locations:

1. In all common basements,
2. In all common hallways,
3. In all common stairways on each level outside the dwelling unit doorways.

Each detection device shall cause the operation of an alarm that is clearly audible in all bedrooms over background noise levels with all intervening doors closed. Such devices shall be installed in accordance with NFPA 72 and maintained in accordance with 527 CMR.

Staff believes the citation number “R314.10” may be incorrect???

Staff believes that this common area requirement is appropriate but only needs to target a 2–family dwelling since the only other multi family dwelling addressed in the MA-amended IRC—2015 is a townhouse and by definition townhouses would not share any common areas.

Staff remains unclear and uncertain about referencing all “MAINTENANCE” to 527 CMR for reasons discussed in staff comments found earlier in this document / the MAINTENANCE issue here appears to increase Regulatory demand on 1 & 2 family building owners???

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 22 of 24

Staff believes this DFS Proposal has not been vetted by the FFPF.

R315.1 Delete and replace.

General. Carbon monoxide alarms shall ~~be furnished, installed, maintained by the owner in accordance~~ comply with Section R315, ~~M.G.L. c. 148, § 26F½, 527 CMR,~~ 248 CMR, NFPA 720, and the manufacturer’s instructions. Any required carbon monoxide detection shall be interconnected.

Staff believes that this Proposal may not yet have been vetted by the FFPF???

R315.5 Keep Exception 1 from IRC, Delete Exception 2.

R319.1 Delete and replace.

Address identification. See M.G.L c.148 §59 and 527 CMR.

Staff agrees w/referencing M.G.L c.148 §59 but remains unclear and uncertain about referencing 527 CMR for reasons discussed in staff comments found earlier in this document.

Further to Section R319.1, above, staff believes this DFS Proposal has not been vetted by the FFPF.

AJ102.3.1 Delete and replace.

Adding or creating one or more sleeping rooms.

1. **Single family dwelling.** When one or more sleeping rooms are added or created to an existing dwelling, the entire dwelling shall be provided with smoke, heat and carbon monoxide ~~detectors protection~~.
2. **Two-family dwelling.** When one or more sleeping rooms are added or created to one *dwelling unit* that unit shall be provided with smoke, heat and carbon monoxide detectors. When sleeping rooms are added or created to both units the entire building shall be provided with smoke, heat and carbon monoxide ~~detectors protection~~.
3. **Townhouses dwelling unit.** When one or more sleeping rooms are added or created to an existing *dwelling unit*, the entire unit shall be provided with smoke, heat and carbon monoxide ~~detectors protection~~.

Staff reads this DFS Proposal as largely improving grammar and understands that the FFPF supports these language changes.

Staff recommends adoption of this improved language either now or via Public Hearing comment acceptance.

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 23 of 24

AJ102.3.2 Delete and replace.

Complete reconstruction. If a *dwelling* or townhouse building undergoes complete reconstruction such that **all more than 50% of** walls and ceilings are open to framing, then the entire existing building shall be provided with smoke, heat and carbon monoxide ~~detectors~~ **protection.**

Staff understands and respects the philosophy behind the proposed language but understands that the FFP considered this proposed language and rejected same.

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Edited 5-8-2015 but commented on by T Riley the week of 6/1/15

Page 24 of 24

4. A recurring theme through the discussion is the issue of which code (780 CMR or 527 CMR) has authority over particular matters and whether conflicts exist. After having several prolonged discussions on this topic a motion was made to have legal review and provide feedback to the committee while the committee continues with consideration of the “technical” aspect of the proposals and needs of the public in terms of guidance need to complete projects.

Motion: DL 2nd: GM Vote: 9-0-1 RC abstained.

5. The remainder of the agenda was tabled until the next meeting.

6. Approval to adjourn the meeting

A motion was made to adjourn.

Motion: GM 2nd: DL Vote: 10-0-0

Exhibits

- a. DFS Proposals dated 5/5/15
- b. Staff Comments on DFS Proposals (Edited 5/8/15 and commented on by T Riley the week of 6/1/15)
- c. Powerpoint presentation by the FPPF Chair that combined each DFS proposal and Staff Comment on single slide