



The Commonwealth of Massachusetts
State Board of Building Regulations and Standards

Michael S. Dukakis
Governor

Kentaro Tsutsumi
Chairman

CODEWORD

August, 1986

S.B.B.R.S. PUBLIC HEARING - MAY 22, 1986

On May 22, 1986 the State Board of Building Regulations and Standards, in accordance with the provisions of the M.G.L., Chapter 30A and Chapter 143, Sections 94 and 97 held a public hearing. Considered at the hearing were proposed Code amendments originally submitted prior to the November hearing, but which could not be acted upon at that time, as they had not been received at least sixty (60) days prior to that hearing. Proposals submitted less than sixty (60) days prior to the May hearing will be considered next November.

The Board considered three amendments which it had itself proposed:

1. To amend Article 20 by adopting the 1986 CABO Model Energy Code.
2. To amend Appendix I by deleting the existing listing of NFPA 13-1976 Edition and substituting the following new listings:
NFPA 13-80 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
NFPA 13 D-80 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS AND MOBILE HOMES
3. To amend Appendix U to add a totally preserved historic building.

Several other proposed amendments were heard including those of Mr. C. Borchert, Building Commissioner, Nantucket, Mr. P. Bryson, Building Commissioner, Danvers and Mr. C. Penza, Director of Inspectional Services, Amherst.

LEGISLATION - HOUSE 5751 (Senate 5751)

This combined bill (formerly House 1352 and Senate 1067), "AN ACT PROVIDING FOR AN ALTERNATIVE ZONING ENFORCEMENT OFFICER", has passed in the House and is currently being considered in the Senate. This Act would amend Section 7 of Chapter 40A.

This proposed Act differs from the previous bills in that the following language has been added (addition underlined), "Alternatively, in a town, with less than a full-time inspector of buildings, building commissioner or local inspector, the board of selectmen may appoint a separate zoning enforcement officer, if the local zoning by-law provides for such appointment, who shall be charged with the enforcement of the zoning by-laws...".

As this bill has passed in the House, Building Officials should contact their Senators to make their position known.

CODEWORD

This issue's CODEWORD, although not a technical Code term, is a word with very specific meanings when it is used in the context of the Code, and a word which indicates specific responsibilities on the part of the Building Official. The CODEWORD is: APPROVED.

As the State Building Code is a performance code (an exception is Article 21, which is a specification code), materials and methods of construction are approved when they meet the requirements of specific tests or test standards. These tests and standards are adopted by the State Board of Building Regulations and Standards as integral parts of the code, as they are referenced throughout the Code, and are listed by type in Appendixes B through I. A material, a method of construction, a structural unit or assembly can be considered to be approved only when its performance has been demonstrated (actual test) or certified (engineered calculations) or it is listed (by an accredited authorized agency) to conform to the standards of the appropriate test.

In instances where no specific test exists, or for new systems or products not covered by the Code, the Construction Materials safety Board (see Section 128) must make investigations and appropriate recommendations to the State Board of Building Regulations and Standards if the product is to be approved.

The Building Official may also approve materials and assemblies when appropriate test data, on other data for evaluation has convinced him of the performance of the proposed construction. An example of this would be the Building Official's acceptance of appropriately documented compliance alternatives (See Sections 2202.5 and 2206.2).

CONSTRUCTION SUPERVISOR'S LICENSES - REVOCATIONS AND SUSPENSIONS

On June 19th the Board of Examiners of the state Board of Building Regulations and Standards convened to hear testimony and vote on the recommendations of the Board of Survey in three cases. The results follow:

Construction Supervisor's License # 038308, Mr. Matthew E. Hayden:
License Revoked

Construction Supervisor's License # 022843, Mr. Richard D.Kline:
License Suspended for thirty (30) days

Construction Supervisor's License # 011076, Mr. William L. Bolton:
Hearing continued for indefinite period, License Suspended during period of continuance.

APPEAL DOCKET NUMBER 879

The Building Commissioner refused to accept as a compliance alternative for a fire wall, the design of an improved fire separation wall in an existing residential (R-2) building. The improved assembly as designed would consist of a twelve inch (12") brick wall bearing on grade in the basement, with four inch (4") wooden stud walls above and rising continuously through the third floor attic to the roof. Improvements to the wall would include: insulating the cavity in the brick wall, applying two layers of one half inch ($\frac{1}{2}$ ") gypsum wall board to each side of the wall from grade to the roof, and closing all openings in the wall with assemblies providing a fireresistance rating of one and one-half ($1\frac{1}{2}$) hours.

The appellant argued that these improvements would provide a continuous fireresistance rated wall through the structure. If considered a fire wall this wall would create two separate buildings (R-2 and R-3) with no increase in hazard indexes. Section 2204.9 requires (where hazard index is increased by one (1)) no further compliance with Section 907.0 of fire and party walls. The appellant cited Appendix T, Section T-402.11.1, Fire-resistive bearing walls and partitions to support his argument that as the fireresistance rating required of the wall is one and one-half ($1\frac{1}{2}$) hours, it need not be constructed of noncombustible materials.

The Board determined that the intended use (to create two buildings) of the wall would require that it be a fire wall. No investigation had been presented as to the continuity of the wall and the framing at floor levels. The Board interpreted Section 2204.9 to apply only to existing fire and party walls and not to the creation of a fire wall through improvements to a fire separation wall. The creation of a fire wall was considered to be the construction of a "new system" and governed by Section 2203.3. A new fire wall would have to conform to Section 907 as regards structural stability and noncombustible construction. The Board confirmed the decision of the Commissioner.

APPEAL DOCKET NUMBER 885

For the purpose of determining the Lighting Limits (Article 20, Section 2015, Table 2015) the Building Commissioner classified an automobile dealership in Category F: Outdoor parking. In this category, the maximum lighting limit allowed is one-tenth (0.10) of a watt per square foot.

The Appellant contended that the dealership parking would be correctly classified as Category A: outside sales area. In this category the lighting limit is three (3) watts per square foot.

The Board determined, that due to the commercial nature of the parking area, it is properly classified as an outside sales area and the requirements of Category A apply.

SURVEY

Training Topics Survey

The State Board of Building Regulations and Standards is currently planning this (Fiscal) year's Local Inspector Training programs. Recognizing that various localities will be experiencing various construction demands (remodeling/alteration vs. new single-family dwelling construction) and that many new inspectors have been appointed, the Board will be attempting to provide the appropriate level of instruction on topics most pertinent to the local inspectors. To aid us in providing the training most relevant to your needs, please fill out the survey form below and return it to the address printed on its reverse side. Please respond anonymously.

Please identify the size of your community by population:

- Less than 15,000 persons
- 15,000 to 30,000
- 30,000 to 50,000
- Greater than 50,000

Levels of Training:

Please choose the level, i.e., degree of detail, of training that you feel will be most appropriate to your "office" (if there are several inspectors in your office please consider the range of skills/assignments).

- Basic Materials - For example: Lumber Grading and Design Valves
- Basic Code - For example: Use of "Span" Tables
- Specific Code - For example: Review/Analysis of Table 214
- General Code - For example: Plan Review or an Entire Article of the Code
- General Overview - For example: A case study presenting a variety of issues

Please comment on the degree of detail in which you would like to have material presented.

Topics of Training:

Please choose the Topics you feel will be most appropriate to your "Office".

- Wood Frame Construction
- Alternation of Existing Structures
- Commercial Building Construction
- High-Rise Construction
- Assembly Buildings
- Institutional Buildings
- Regulations of Architectural Barriers Board
- Code Administration and Enforcement
- Specific Code Articles (Please List)
- Specific Code Topics (Please List)

Please identify any other topics you would like to see addressed.
