Regulation Filing  To be completed by filing agency

CHAPTER NUMBER:  780 CMR 51.00

CHAPTER TITLE:  Administration for one and two family dwellings

AGENCY:  State Board of Building Regulations and Standards

SUMMARY OF REGULATION:  State the general requirements and purposes of this regulation.
This regulation governs applicability, duties, fees, permits, licenses and other administrative issues.

REGULATORY AUTHORITY:  C. 802 of Acts of 1972, as amended and MGL C. 143 Sections 93-100

AGENCY CONTACT:  Don Finocchio              PHONE:  617-727-3200,

ADDRESS:  1 Ashburton Place, Boston, MA 02108

Compliance with M.G.L. c. 30A

EMERGENCY ADOPTION -  if this regulation is adopted as an emergency, state the nature of the emergency.

PRIOR NOTIFICATION AND/OR APPROVAL -  If prior notification to and/or approval of the Governor, Legislature or others was required, list each notification, and/or approval and date, including notice to the Local Government Advisory Commission.
DHCD and MMA, 7/10/09.

PUBLIC REVIEW -  M.G.L. c. 30A sections 2 and/or 3 requires notice of the hearing or comment period be filed with the Secretary of the Commonwealth, published in appropriate newspapers, and sent to persons to whom specific notice must be given at least 21 days prior to such hearing or comment period.

Date of public hearing or comment period:  August 11, 2009 Public Hearing
FISCAL EFFECT - Estimate the fiscal effect of the public and private sectors.
For the first and second year: ____________________________________________
For the first five years: Cost for licensing will be more than offset by reduced building safety risks...
No fiscal effect: ________________________________________________________

SMALL BUSINESS IMPACT - State the impact of this regulation on small business. Include a description of reporting, record keeping and other compliance requirements as well as the appropriateness of performance versus design standards and whether this regulation duplicates or conflicts with any other regulation. If the purpose of this regulation is to set rates for the state, this section does not apply.
Cost for licensing will be more than offset by reduced building safety risks or failures.

CODE OF MASSACHUSETTS REGULATIONS INDEX - List key subjects that are relevant to this regulation:
Eliminates licensing exemption thus requiring anyone installing rooftop solar collectors to have a construction supervisor license to ensure a basic knowledge of the impacts of adding such equipment to a structure.

PROMULGATION - State the action taken by this regulation and its effect on existing provisions of the Code of Massachusetts Regulations (CMR) or repeal, replace or amend. List by CMR number:
780 CMR 5108.3.5.2.

ATTESTATION - The regulation described herein and attached hereto is a true copy of the regulation adopted by this agency. ATTEST:

SIGNATURE: ______________________ DATE: __/__/09

Publication - To be completed by the Regulations Division

MASSACHUSETTS REGISTER NUMBER: 1143 DATE: 11/13/09

EFFECTIVE DATE: 11/13/09

CODE OF MASSACHUSETTS REGULATIONS
Remove these pages: Insert these pages:

Note: Pages to be inserted in the 1 and 2 Family Dwellings

3, 4 3, 4
505, 506 505, 506

A TRUE COPY ATTEST
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH
DATE 11/23/09 CLERK CMR
## TABLE OF CONTENTS

### 780 CMR 70.00 BOILERS AND WATER HEATERS .... 817
- Section
  - 701 Boilers .... 817

### 780 CMR 71.00 HYDRONIC PIPING .... 819
- Section
  - 7101 Hydronic Piping Systems Installation .... 819
  - 7102 Baseboard Conectors .... 819
  - 7103 Floor Heating Systems .... 819
  - 7104 Low Temperature Piping .... 821
  - 7105 Ground Source Heat Pump System Loop Piping .... 821

### 780 CMR 72.00 SPECIAL PIPING AND STORAGE SYSTEMS .... 823
- Section
  - 7201 Oil Tanks .... 823
  - 7202 Oil Piping, Fittings and Connections .... 823
  - 7203 Installation .... 823
  - 7204 Oil Pumps and Valves Serving Heating Appliances .... 823

### 780 CMR 73.00 SOLAR SYSTEMS .... 825
- Section
  - 7301 Solar Energy Systems .... 825

### Part VI—Fuel Gas

### 780 CMR 74.00 FUEL GAS .... 827
- Section
  - 7401 Jurisdiction .... 827

### Part VII—Plumbing

### 780 CMR 75.00 PLUMBING ADMINISTRATION .... 829
- Section
  - 7501 Jurisdiction .... 829

### 780 CMR 76.00 GENERAL PLUMBING REQUIREMENTS .... 831
- Section
  - 7601 Jurisdiction .... 831
  - 7602 Structural and Piping Protection .... 831

### 780 CMR 77.00 PLUMBING FIXTURES .... 833
- Section
  - 7701 Jurisdiction .... 833

### 780 CMR 78.00 WATER HEATERS .... 835
- Section
  - 7801 Jurisdiction .... 835

### 780 CMR 79.00 WATER SUPPLY AND DISTRIBUTION .... 837
- Section
  - 7901 Jurisdiction .... 837

### 780 CMR 80.00 SANITARY DRAINAGE .... 839
- Section
  - 8001 Jurisdiction .... 839

### 780 CMR 81.00 VENTS .... 841
- Section
  - 8101 Jurisdiction .... 841

### 780 CMR 82.00 TRAPS .... 843
- Section
  - 8201 Jurisdiction .... 843

### Part VIII—Electrical

### 780 CMR 83.00 GENERAL REQUIREMENTS .... 845
- Section
  - 8301 Jurisdiction .... 845
  - 8302 Building Structure Protection .... 845

### 780 CMR 84.00 ELECTRICAL DEFINITIONS .... 847
- Section
  - 8401 Jurisdiction .... 847

### 780 CMR 85.00 SERVICES .... 849
- Section
  - 8501 Jurisdiction .... 849
  - 8502 Grounding .... 849

### 780 CMR 86.00 BRANCH CIRCUIT AND FEEDER REQUIREMENTS .... 851
- Section
  - 8601 Jurisdiction .... 851

### 780 CMR 87.00 WIRING METHODS .... 853
- Section
  - 8701 Jurisdiction .... 853

### 780 CMR 88.00 POWER AND LIGHTING DISTRIBUTION .... 855
- Section
  - 8801 Jurisdiction .... 855
  - 8802 Energy Conservation .... 855

### 780 CMR 89.00 DEVICES AND LUMINAIRES .... 857
- Section
  - 8901 Jurisdiction .... 857
  - 8902 Energy Conservation .... 857

### 780 CMR 90.00 APPLIANCE INSTALLATION .... 859
- Section
  - 9001 Jurisdiction .... 859

### 780 CMR 91.00 SWIMMING POOLS
  (Electrical Requirements) .... 861
- Section
  - 9101 Jurisdiction .... 861

### 780 CMR 92.00 CLASS 2 REMOTE-CONTROL
  SIGNALING AND POWER-LIMITED CIRCUITS .... 863
- Section
  - 9201 Jurisdiction .... 863

---

3/23/07 (Effective 4/1/07)  780 CMR - Seventh Edition
### TABLE OF CONTENTS - continued

<table>
<thead>
<tr>
<th>Part IX—Existing Buildings</th>
<th>Part XII—Appendices</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>780 CMR 93.00</strong></td>
<td><strong>780 CMR 120.00 APPENDICES</strong></td>
</tr>
<tr>
<td>REPAIR, RENOVATION,</td>
<td>Section ............. 981</td>
</tr>
<tr>
<td>ALTERATION, ADDITION,</td>
<td>120.A Employee Qualifications 981</td>
</tr>
<tr>
<td>DEMOLITION AND CHANGE</td>
<td>120.B Board of Appeals 983</td>
</tr>
<tr>
<td>OF USE OF EXISTING ONE-</td>
<td>120.C Group U Agricultural Buildings 985</td>
</tr>
<tr>
<td>AND TWO-FAMILY</td>
<td>120.D Procedures for Establishing Temporary</td>
</tr>
<tr>
<td>DWELLINGS ................... 865</td>
<td>Emergency Use in Support of State</td>
</tr>
<tr>
<td></td>
<td>Emergencies .......... 987</td>
</tr>
<tr>
<td></td>
<td>120.E Supplementary Accessibility Requirements 989</td>
</tr>
<tr>
<td></td>
<td>120.F Rodent Proofing 991</td>
</tr>
<tr>
<td></td>
<td>120.G Flood Resistant Construction and Construction</td>
</tr>
<tr>
<td></td>
<td>in Coastal Dunes ..... 993</td>
</tr>
<tr>
<td></td>
<td>120.H Signs .......... 1003</td>
</tr>
<tr>
<td></td>
<td>120.I Patio Covers ... 1009</td>
</tr>
<tr>
<td>Section</td>
<td>120.J Grading .......... 1011</td>
</tr>
<tr>
<td>9301 Scope ................... 865</td>
<td>120.K Manufactures Housing Used as Dwellings 1015</td>
</tr>
<tr>
<td>9302 Definitions ........... 865</td>
<td>120.L Manufactured Buildings, Manufactured</td>
</tr>
<tr>
<td></td>
<td>Building Components and</td>
</tr>
<tr>
<td></td>
<td>Manufactured Housing .... 1021</td>
</tr>
<tr>
<td>9303 General Requirements</td>
<td>120.M Swimming Pools, Spas and Hot Tubs 1025</td>
</tr>
<tr>
<td></td>
<td>120.N Private Sewage Disposal 1029</td>
</tr>
<tr>
<td>9304 Repairs and Renovations</td>
<td>120.O Sound Transmission 1031</td>
</tr>
<tr>
<td>9305 Alteration of Existing Spaces</td>
<td>120.P Standard Forms and Applications 1033</td>
</tr>
<tr>
<td>9306 Flood Plain Construction</td>
<td>120.Q Recommended Fastening Schedule 1059</td>
</tr>
<tr>
<td>9307 Energy Conservation Provisions</td>
<td>120.R Guidance for Selection of Foundation</td>
</tr>
<tr>
<td>9308 Moved Structures ....... 871</td>
<td>Material Classes .......... 1063</td>
</tr>
<tr>
<td>9309 Historic Buildings ... 871</td>
<td>120.S Reference Data for Repair, Alteration,</td>
</tr>
<tr>
<td></td>
<td>and Change of Use of Existing</td>
</tr>
<tr>
<td></td>
<td>Buildings .......... 1067</td>
</tr>
<tr>
<td></td>
<td><strong>Reserved</strong> .......... 1069</td>
</tr>
<tr>
<td></td>
<td>120.T Independent Structural Engineering Review 1095</td>
</tr>
<tr>
<td></td>
<td>120.U Energy Provisions .......... 1097</td>
</tr>
<tr>
<td></td>
<td>120.V Floor Protector Thermal Conductivity</td>
</tr>
<tr>
<td></td>
<td>Calculations .......... 1099</td>
</tr>
<tr>
<td></td>
<td>120.W Schedule of Fees .......... 1101</td>
</tr>
<tr>
<td></td>
<td>120.X Historic Structures .......... 1105</td>
</tr>
<tr>
<td></td>
<td>120.Y Design and Construction of Townhouses 1109</td>
</tr>
<tr>
<td></td>
<td>120.Z Stretch Energy Code .......... 1110.1</td>
</tr>
<tr>
<td>(780 CMR 94.00 Through 99.00: RESERVED) ........... 875</td>
<td></td>
</tr>
<tr>
<td>Part X—Referenced Standards</td>
<td></td>
</tr>
<tr>
<td><strong>780 CMR 100.00</strong></td>
<td>120.S Reference Data for Repair, Alteration,</td>
</tr>
<tr>
<td>REFERENCED STANDARDS ...... 901</td>
<td>and Change of Use of Existing</td>
</tr>
<tr>
<td></td>
<td>Buildings .......... 1067</td>
</tr>
<tr>
<td>(780 CMR 101.00 Through 109.00: RESERVED) .......... 917</td>
<td></td>
</tr>
<tr>
<td>Part XI—Special Regulations</td>
<td></td>
</tr>
<tr>
<td><strong>780 CMR 110.00</strong></td>
<td>120.S Reference Data for Repair, Alteration,</td>
</tr>
<tr>
<td>SPECIAL REGULATIONS ....... 925</td>
<td>and Change of Use of Existing</td>
</tr>
<tr>
<td></td>
<td>Buildings .......... 1067</td>
</tr>
<tr>
<td>Section</td>
<td><strong>Reserved</strong> .......... 1069</td>
</tr>
<tr>
<td>110.R1 Concrete Testing Laboratories Licensing</td>
<td>1095</td>
</tr>
<tr>
<td>110.R2 Concrete Field Testing Technician .......... 929</td>
<td></td>
</tr>
<tr>
<td>110.R3 Manufactured Buildings, Building</td>
<td></td>
</tr>
<tr>
<td>Components and Mobile Homes</td>
<td>1097</td>
</tr>
<tr>
<td>110.R4 Licensing Native Lumber Producers .......... 931</td>
<td></td>
</tr>
<tr>
<td>110.R5 Construction Supervisors .......... 945</td>
<td></td>
</tr>
<tr>
<td>110.R6 (Reserved) .......... 947</td>
<td></td>
</tr>
<tr>
<td>110.R7 Certification of Inspectors of Buildings,</td>
<td></td>
</tr>
<tr>
<td>Building Commissioners and Local</td>
<td></td>
</tr>
<tr>
<td>Inspectors .......... 955</td>
<td></td>
</tr>
<tr>
<td>(780 CMR.111.00 Through 119.00: RESERVED) .......... 973</td>
<td></td>
</tr>
<tr>
<td>Part XIII—Index</td>
<td></td>
</tr>
<tr>
<td><strong>INDEX</strong> .................... 1111</td>
<td></td>
</tr>
</tbody>
</table>

(PAGES 5 THROUGH 500 ARE RESERVED FOR FUTURE USE.)
5107.3 Review by the Commissioner of Public Safety. The Commissioner of the Commonwealth of Massachusetts, Department of Public Safety shall establish districts which shall be supervised by a state inspector of the Division of Inspections. The Commissioner may review, on his own initiative, or on the application of any state inspector, any action or refusal or failure of action by any building official, the result of which does not comply with the uniform implementation of 780 CMR 51.00 through 99.00; and may reverse, modify or annul, in whole or in part, such action except with respect to the specialized codes, provided that an order or action of the Commissioner shall not reverse, modify, annul or contravene any order, action, determination, interpretation or any decision by the BBRs or the State Building Code Appeals Board.

5107.4 Reports. The state inspector shall file with the BBRs reports of his periodic reviews and recommendations for improvements of building inspection practices. The format and due dates for these reports shall be determined by the BBRs.

780 CMR 5108 RULES AND REGULATIONS

5108.1 Rule-making Authority. Under authority granted by St. 1984, c. 348, as amended, the BBRs is empowered in the interest of public safety, health and welfare, to adopt and promulgate rules and regulations, and to interpret and implement the provisions of 780 CMR 51.00 through 99.00 to secure the intent thereof.

5108.2 Amendments and Promulgation of Rules. In accordance with the provisions of M.O.L. c. 143, § 97, any person may propose amendments to 780 CMR 51.00 through 99.00. Public hearings shall be held as specified in said law, and at such other times and places as the BBRs may determine, to consider petitions for such amendments. Amendments adopted by the BBRs shall be binding and have the full force and effect in all cities and towns.

5108.3 Activities Requiring Licenses, Registration or Certification. See Special Regulations 780 CMR 110.R1 through R7, as applicable, for the special regulation relating to such license, registration and/or certification.

5108.3.1 Testing Laboratories. When a testing laboratory, branch laboratory and/or project laboratory is engaged to test concrete and/or concrete materials for use in detached one- and two-family dwellings; said laboratory shall be licensed by the BBRs in accordance with 780 CMR 51.00 through 99.00 and Special Regulation 780 CMR 110.R1: Concrete Testing Laboratories Licensing.

5108.3.2 Field Technicians. When a person is engaged in the activities of field testing of concrete for use in detached one- or two-family dwellings and/or controlled materials, such person shall be licensed by the BBRs in accordance with Special Regulation 780 CMR 110.R2: Concrete Testing Personnel Licensing.

5108.3.3 Manufactured Buildings. No individual, organization or firm shall be engaged in the construction of manufactured buildings for use in the Commonwealth of Massachusetts or shall act as a third-party inspection agency (TPIA) or a dealer of said manufactured buildings unless approved to construct same or act in such capacity by the BBRs in accordance with Special Regulation 780 CMR 110.R3: Manufactured Buildings, Building Components and Mobile Homes.

5108.3.4 Native Lumber. No individual, organization or firm shall be engaged in the production of native lumber for use in detached one- or two-family dwellings within the Commonwealth of Massachusetts unless registered by the BBRs in accordance with 780 CMR 51.00 through 99.00 and Special Regulation 780 CMR 110.R4: The Rules and Regulations: Controlling the Use of Native Lumber.

5108.3.5 Licensing of Construction Supervisors. 5108.3.5.1 Except for those structures governed by Construction Control as identified in the Commonwealth of Massachusetts Base Building Code (780 CMR 1.00, 780 CMR 116.00), no individual shall be engaged in directly supervising persons engaged in construction, reconstruction, alteration, repair, removal or demolition involving any activity regulated by any provision of 780 CMR 51.00 through 99.00, unless said individual is licensed in accordance with 780 CMR 110.R5: Construction Supervisors.

No person shall be engaged in the supervision of the field erection of a manufactured building unless such person is licensed in accordance with Special Regulation 780 CMR 110.R5: Construction Supervisors.

Exception: Any homeowner performing work for which a building permit is required shall be exempt from the licensing provisions of 780 CMR 5108.3.5, provided that if a homeowner engages a person(s) for hire to do such work, that such homeowner shall act as supervisor. This exception shall not apply to the field erection of manufactured buildings constructed pursuant to 780 CMR 51.00 through 99.00 and Special Regulation 780 CMR 110.R3. For the purposes of 780 CMR 5108.3.5, a "homeowner" is defined as follows: Person(s) who owns a parcel of land on
which he or she resides or intends to reside, on which there is, or is intended to be, a one- or two-family dwelling, attached or detached structures accessory to such use and/or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner.

Note: Any licensed construction supervisor who contracts to do work for a homeowner shall be responsible for performing said work in accordance with 780 CMR 51.00 through 99.00, Special Regulation 780 CMR 110.R5 and all referenced standards and/or manufacturer’s recommendations, whether or not the licensed contractor secured the permit for said work.

5108.3.5.2 Exemptions from Construction Supervisor License Requirement. A construction supervisor’s license is not required for:

1. The erection of signs, the erection of tents, construction of swimming pools, insulating of the building thermal envelope and the insulating of other systems or portions thereof, required by 780 CMR 2.00.
2. Projects which are subject to “construction control” (see 780 CMR 2.00 for definition of “Construction control”); and
3. Agricultural buildings which are not open to the public or otherwise made available for public use;
4. Massachusetts-registered engineers and Massachusetts-registered architects (collectively referred to in 780 CMR 51.00 as “registered design professionals”), provided such engineers and/or architects comply with the Construction Supervisor oversight requirements set forth in Special Regulation 780 CMR 110.R5 generally and 780 CMR 5116.0, as applicable; and
5. The practice of any trade licensed by agencies of the Commonwealth, provided that any such work is within the scope of said license, including, but not limited to, wiring, plumbing, gas fitting, fire protection systems, pipefitting, HVAC and refrigeration equipment.

5108.3.5.3 Municipal Construction Licensing. No municipality shall be prohibited from requiring a license for those individuals engaged in directly supervising persons engaged in construction, reconstruction, alteration, repair, removal or demolition in those categories of buildings and structures for which the BBRS does not require a license, provided that those municipalities which have established licensing requirements for construction supervisors prior to January 1, 1975, may maintain their existing licensing requirements.

5108.3.6 Registration of Home Improvement Contractors. In accordance with the provisions of M.G.L. c. 142A, no home improvement contractor, or organization or firm shall be involved in the improvement of any existing owner-occupied one- to four-family residential building unless said home improvement contractor has registered with the BBRS in accordance with Special Regulation 780 CMR 110.R6: Registration and Enforcement of Home Improvement Contractor Program.

5108.3.7 Certification of Inspectors of Buildings, Building Commissioners and Local Inspectors. Except as allowed for conditional appointees, no individual shall perform the duties of municipal inspectors of buildings, building commissioners or local inspectors unless certified by the BBRS as set forth in Special Regulation 780 CMR 110.R7.

5108.4 Enforcement. Whoever violates the provisions of 780 CMR 5108 or any rules and regulations promulgated hereunder, or who falsifies or counterfeits a license, registration or certification issued by the BBRS, or who fraudulently issues or accepts such a license, registration or certification shall be punished as provided in 780 CMR 5118 or shall be subject to any other penalty provided for by law.