



December 14, 2010

Robert Anderson, Chief Inspector  
Board of Building Regulations and Standards  
One Ashburton Place  
Boston, MA

Re: Stretch Residential Sprinkler Code

Dear Mr. Anderson,

As the immediate Past-President of the Home Builders Association of Massachusetts and a homebuilder since 1978, I must speak out in opposition to the code changes that would in any way weaken the Uniform Building Code.

Last year, HBAM and others predicted that the adoption of the Stretch Energy Code, which gave cities and towns the option of adopting stricter energy building codes, would lead to more attempts to weaken and dilute a uniform code.

And now it has happened.

I speak now as a builder, not as an HBAM President. The vast majority of us try to do things right. We follow the code; we work with local building inspectors when we have a question. We may not always like their interpretation, but they are the professionals, they are your representatives, and we know that they have the last word.

Now who will have the last word on the code? Cities and towns? Fire Chiefs? The uncertainty created by further diluting the authority of the BBRS will be staggering.

Good people on both sides of the issue spent their time and talents putting together the OTFRSC Report. Now it appears that the effort they put into the report may be set aside without a in depth look at the questions that were raised:

- Who will maintain the sprinkler system?
- Who will inspect the sprinkler system?
- Who will test the sprinkler system?
- How will this effect houses on well?
- How will the sprinkler system be winter-proofed?
- How will sprinkler systems affect homeowners insurance?

And there are other questions. People today will discuss the cost of installation of sprinkler systems. I am sure that the cost is much higher than the firefighters are representing. I have attached a quote I received for a 2500sf home in April. The price of \$8500 does not even items listed on the quote nor the increase size of the water line, the increase in financing costs, brokers commission, plus the fact that the house now will have to be priced \$10,000 or more higher to the consumer.

We have been told over and over again by the consumer that they do not want sprinklers, they do not want to pay for sprinklers, and if they are installed they will turn them off. Then what have we achieved?

Better yet to find a way to make sure every home has a working smoke detector because that's what truly saves lives.

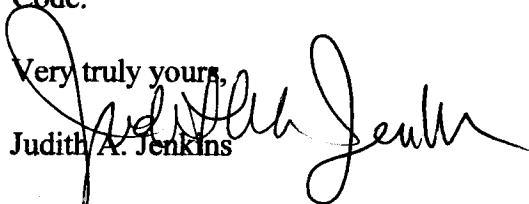
Whatever the motivation is for the firefighters to push sprinklers and I am sure it is genuine, it is not the time to do so and won't be until we have answered every question from every side.

There should not be a rush to take an action that will undermine the Uniform Building Code, add thousands of dollars to the cost of already expensive housing, and ultimately cost jobs for our industry, which doesn't have the benefits and job security of some others. How are we serving the citizens of the Commonwealth that way?

I respectfully request that the BBRs vote down the Stretch Residential Sprinkler Code.

Very truly yours,

Judith A. Jenkins



CC: Linda Donato, Executive Director, HBAM

Attachments

# Rustic Fire Protection, Inc.

"SPRINKLER SYSTEMS SPECIALIST"

MA LIC NO. 006335  
RI LIC NO. 00000396

920 WEST MAIN STREET  
P.O. BOX 1210  
NORTON, MA 02766

TEL # (508) 431-9938  
FAX # (508) 431-9986

April 9, 2010

Scott Pietruszewicz  
Can-Four Corporation  
1017 Turnpike Street  
Canton, MA 02021

B6278  
Project: River Oaks House  
Norton, MA

Phone: 781-821-0818

Fax: 781-821-6345

Sent via fax only

## Proposal to Provide a Complete Fire Sprinkler System

1. Furnish and install all labor and material required to complete this project.
2. Provide all required engineering and calculations, and FPE stamps, as required for permits.
3. Provide all required close-out documentation upon completion of the project.
4. Design and installation to conform to NFPA 13D.

### System Scope

1. Starting inside the building at a properly sized outlet, as required.
2. Provide one (1) DEP approved double check valve assembly on the new fire service line located inside the building, as required.
3. Provide all required seismic bracing per Code.
4. Provide one (1) complete, hydraulically designed wet pipe sprinkler systems throughout the entire house, as required. The system is to include all pipe, fittings, accessories, sprinkler heads, and flow and tamper switches.
5. Sprinkler heads shall be concealed, quick response type in areas with ceilings and brass upright type in areas without ceilings. Sprinkler(s) to be located in center of tile.
6. Piping shall conform to the following criteria:
  - a. Schedule 10 black steel piping for 1½" and larger with Firelock grooved fittings.
  - b. Schedule 40 black steel piping for 1¼" and smaller with cast iron threaded fittings.
  - c. CPVC piping U.L. listed for fire protection and CPVC glued fittings.
7. The sprinkler system design and installation shall be per NFPA 13D, and local fire department regulations.

### Contract

Contractor agrees to provide all the necessary labor, equipment, and materials in accordance with the attached Project Details, Drawings, and Specifications. Work shall occur after receipt by contractor of all necessary permits. Any alteration or deviation from the attached details, specifications, or drawings that involve additional costs will become an extra charge over and above the cost of the original agreement. All additional work shall be paid in full at the completion of such work. Contractor cannot be held responsible for any delays that may occur caused by weather or by outside sources by which the contractor has no control over.

Scott Pietruszewicz  
Can-Four Corporation  
Re: River Oaks House  
Norton, MA  
April 9, 2010  
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**Payments**

The Owner agrees to pay any and all payments according to the payment schedule detailed below. Should said payment(s) not be made or if satisfactory arrangements for payment have not been made, the Contractor reserves the right to stop all work until such time as payment is rendered or satisfactory payment arrangements have been made.

The quoted price is subject to change after 10 days. Monthly progress payments.

Quote: \$8,500.00

Alternate #1: Freeze Protection Add \$600.00 — NEEDED FOR GARAGE

System to be changed with glycerin antifreeze to prevent the possibility of freezing

**Bid Material:** House plans

**Warranty:** 1 year from date of completion

— ALSO REQUIRES  
1/4" MIN. WATER SUPPLY  
LINE. WE USE 1"  
IN OUR HOMES

**Exclusions**

- |   |   |
|---|---|
| 1. Underground Piping – New Fire Services         | 7. Fire Pump and Accessories                                  |
| 2. Excavation and Backfill                        | 8. Fire Extinguishers and Cabinets                            |
| 3. Concrete and/or Masonry Work                   | 9. Wiring and/or Fire Alarm System                            |
| 4. Cutting and Patching (other than noted)        | 10. Access Panels   |
| 5. Painting                                       | 11. Antifreeze Systems or Freeze Protection (except as noted) |
| 6. Prevailing Wage and/or Tax Exempt Requirements | 12. Engineer of Record Requirements                           |
|   | 13. Factory Mutual Insurance Requirements                     |

Acceptance of basic construction contract per building plans.

The above prices, specifications, and conditions are satisfactory and are, hereby, accepted. I authorize Rustic Fire Protection, Inc., to perform the work as specified. Payment will be made as outlined above.

Signed: 

Signed: \_\_\_\_\_

By: Chad Dubuc

By: \_\_\_\_\_

Date: April 9, 2010

Date: \_\_\_\_\_

**Please sign and return one copy.**

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. All overdue payments will be charged interest on the unpaid balance at the rate of 2% each month. You agree to pay all collection costs that we may incur, including all attorney's fees, court fees, and collection agency fees necessary to collect past due balances.

REVISIONS:

NO.	DATE	DESCRIPTION

REVIEWER & APPROVED:

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

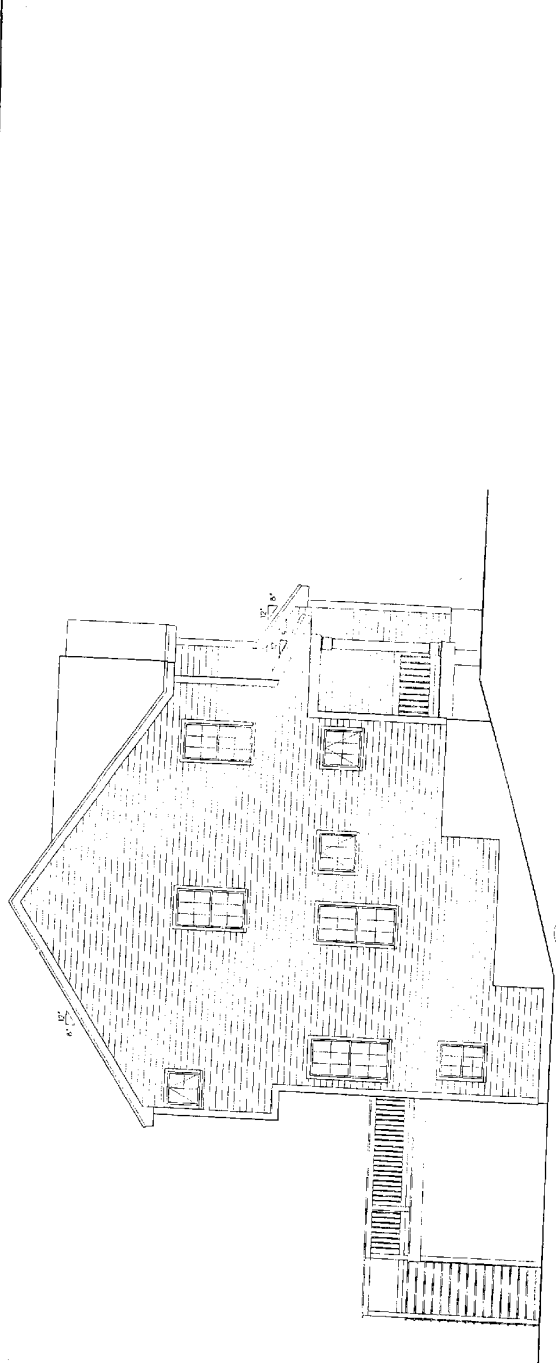
THE RESERVE AT RIVER OAKS  
 LOT #3  
 NORTON, MA  
 6 PRATT DRIVE

DATE: \_\_\_\_\_

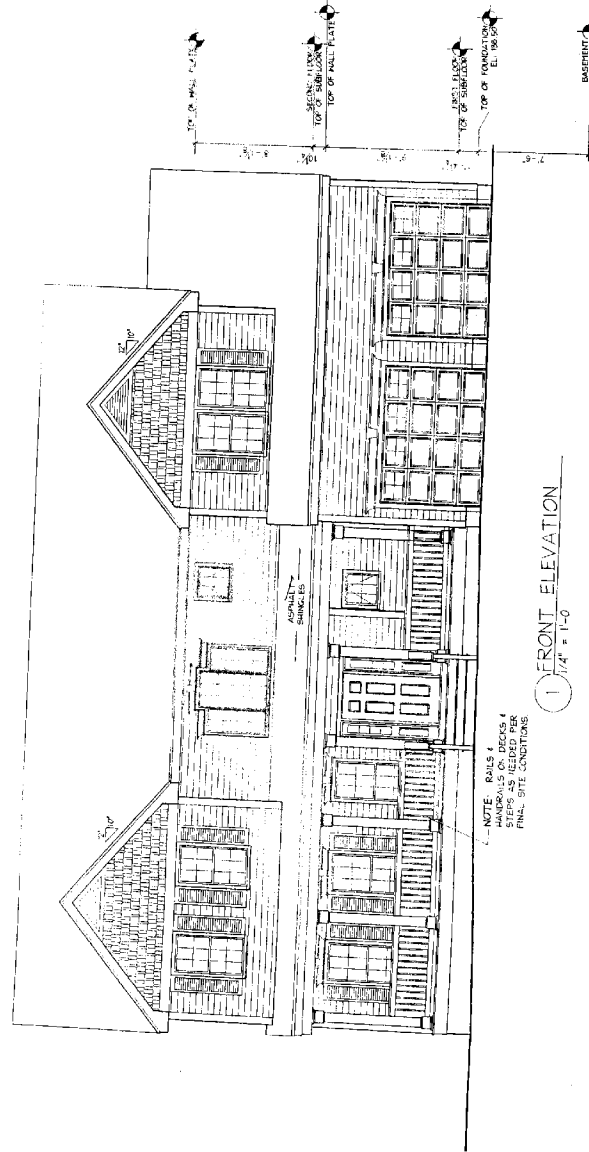
1-8-08 PER SALES LEADS  
 1-21-08 CONSTRUCTION  
 2-28-08 CONSTRUCTION  
 3-11-08 CONSTRUCTION  
 3-11-08 CONSTRUCTION  
 3-11-08 CONSTRUCTION  
 3-11-08 CONSTRUCTION

DRAWING SYMBOLS:  
 DRAWING SCALE:  
 AS NOTED

**A1**



2 LEFT ELEVATION  
 1/4" = 1'-0"



1 FRONT ELEVATION  
 1/4" = 1'-0"

**LOT 3 NORTON**



