

HOUSE No. 3240

By Mr. Sannicandro of Ashland, petition of Tom Sannicandro and another relative to allowing homeowners to perform certain repairs and construction under the building code. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

In the Year Two Thousand and Seven.

AN ACT RELATIVE TO THE MASSACHUSETTS BUILDING CODE.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 The General Laws, as appearing in the 2002 Official Edition, is
2 hereby amended by inserting after chapter 143 section 96, the
3 following section:—

4 SECTION 96A:—

5 The Board shall adopt and administer policies that are consistent
6 with the following as part of the state building code:—

7 Definition:—

8 “One Story” A unit with a roof of under 20 feet in height with one
9 floor.

10 (a) In an owner occupied 1-unit home the home owner may per-
11 form any plumbing, other than waste disposal or waste venting pipes
12 and gas supply pipes, without a license if a one-way valve has been
13 installed by a licensed plumber on the water supply pipe as it enters
14 the house.

15 (b) In an owner occupied 2-unit home the home owner may per-
16 form any plumbing, other than waste disposal or waste venting pipes
17 and gas supply pipes, without a license if a one-way valve has been
18 installed by a licensed plumber on the water supply pipe as it enters
19 the house and on the water supply pipe as it enters the second unit
20 from the first unit.

21 (c) One story detached accessory buildings used as tool or storage
22 sheds, playhouses and similar uses, provided the floor area does not
23 exceed 300 square feet shall not require a permit or notice to the
24 building inspector.

25 (d) A foundation or footings shall not be required for detached
26 one story accessory buildings used as tool or storage sheds, play-
27 houses and similar uses that do not exceed 300 square feet.

28 (e) A foundation or footings shall not be required for a one story
29 attached or detached greenhouse regardless of square footage.

30 (f) A building permit is not required for “ordinary” work, repairs
31 or improvements which do not affect the structure, egress, fire pro-
32 tection systems, fire ratings, energy conservation provisions;
33 including but not limited to:—

34 The addition of a new wall or structure that does not prevent or
35 significantly impede entrance or egress to/from the building or any
36 room in the building. A wall with a working door shall not be con-
37 sidered to prevent or significantly impede entrance or egress.

38 On a home where a one-way valve has been installed on the water
39 supply pipe as it enters the home, any plumbing work other than
40 waste disposal or waste venting pipes and gas supply pipes shall not
41 require a licensed contractor/plumber.

42 (g) Any work done by a licensed construction supervisor, which
43 does not include or affect fire protection systems, fire ratings, elec-
44 trical, gas, sanitary or other utilities, on their own 1 or 2 unit owner
45 occupied home shall not require a building permit or notice to the
46 building official.

47 (h) Any electrical work done by a licensed electrician, which does
48 not include or affect fire protection systems, fire ratings, gas, sani-
49 tary or other utilities, on their own 1 or 2 unit owner occupied home
50 shall not require a building permit or notice to the building official.

51 (i) Any plumbing work done by a licensed plumber, which does
52 not include or affect fire protection systems, fire ratings, gas (please
53 delete “gas” from this item), or other utilities, on their own 1 or 2
54 unit owner occupied home shall not require a building permit or
55 notice to the building official.

56 (j) A building permit or notice to the building official is not
57 required for the construction of greenhouses covered exclusively
58 with plastic film below 18 inches from the floor and on the roof or
59 any non-vertical surface. Glass may be used to cover any vertical
60 surfaces above 18 inches from the floor.