

780 CMR 9.00 Fire Protection and Life Safety Systems

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901.7.2.1 Alternative Fire Protection Design

Methodologies - Independent Engineering

Review. Where alternative design methodologies are utilized and where such methodologies result in designs which vary from any prescriptive requirement of 780 CMR, the owner shall engage an independent registered professional engineer to review said alternative design methodologies. The scope of the independent registered professional engineer review shall include, but not be limited to the following;

- (a) Review of the design assumptions, methodologies and resulting proposed system designs, to determine whether the proposed fire protection system designs and any other systems which are affected by the design assumptions, are consistent with the general objectives and prescriptive provisions of 780 CMR and to determine whether or not the methodologies and assumptions conform to accepted engineering practice;
- (b) Preparation of a written report to the building official as to the appropriateness of the proposed design, specifically listing any variances from the prescriptive provisions of 780 CMR and describing, in detail, the design provisions used to achieve compliance.

If the reviewing engineer concurs with the proposed design, the owner shall make application for a variance, to the State Building Code Appeals Board as provided in 780 CMR 122.0. In addition to all supporting information and materials, the reviewing engineer's report required in 780 CMR 901.7.2.1(b) shall be included in the application for variance.

A building permit shall not be issued until the variance, if required, has been granted, or unless the building permit is issued in part,

as provided for in 780 CMR 111.13. When a variance is granted under 780 CMR 901.0 for a bulk merchandising retail building as defined in 780 CMR 424.2.1, and when the condition appealed is common to future buildings of the owner, the State Building Code Appeals Board, upon request of the owner, may provide that the variance shall be applicable to such future buildings. If such request is made, a quorum of the Board shall hear the appeal. Each such applicability to a future building will be subject to determination as prescribed in 780 CMR 110.8 by the building official in conjunction with the head of the local fire department that its use is in conformity with the terms of the variance.

When a variance is granted under this section for a bulk merchandising retail building as defined in section 424.2.1, and when the condition appealed is common to future buildings of the owner, the State Building Code Appeals board, upon request of the owner, may provide that the variance shall be applicable to such future buildings. If such request is made, the Board shall hear the appeal. Each such applicability to a futures building will be subject to determination as prescribed in section 110.8 by the building official in conjunction with the head of the local fire department that its use is in conformity with the terms of the variance.

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903.2.8 Group R

Exceptions:

2: For one- or two-family “stand-alone” dwellings classified as R-3 buildings, refer to 780 CMR ~~5303.13.5~~ **5313.5**– Note, however, that townhouses are required to be sprinklered.