

780 CMR 62.00

MECHANICAL ADMINISTRATION

780 CMR 6201 GENERAL

6201.1 Scope. The provisions of 780 CMR 62.00 through 74.00 shall regulate the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions within buildings. These chapters shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed in 780 CMR 51.00 through 99.00.

Exception: Where the design, installation, maintenance, alteration and/or inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions within buildings is controlled by 248 CMR, 522 CMR, 527 CMR or 528 CMR, the requirements of such Massachusetts Specialized Codes shall govern.

248 CMR — “Fuel Gas and Plumbing Code”

522 CMR — “Board of Boiler Rules”

527 CMR — “Fire Code”

527 CMR 12.00 — “Massachusetts Electrical Code”

528 CMR — “Bureau of Pipefitters and Refrigeration Technicians”.

6201.2 Application. In addition to the general administration requirements of 780 CMR 51.00, the *supplemental* administrative provisions of 780 CMR 62.00 shall also apply to the mechanical requirements of 780 CMR 63.00 through 74.00.

Note: This supplementing of the administrative provisions is necessary, in part, as the regulatory requirements of other state agencies legally impact the design, installation and/or maintenance of fossil fuel-fired appliances; i.e., 248 CMR for gas-fired appliance, 527 CMR for oil-fired appliances and 527 CMR 12 as the Massachusetts Electrical Code and/or other Massachusetts Specialized Codes, as applicable.

6201.3 Conformity. *Conformity to the applicable Code of Massachusetts Regulations (248 CMR, 527 CMR or other Massachusetts Specialized Codes) or otherwise to the applicable provisions and reference standards of 780 CMR 51.00 through 99.00 is required.*

780 CMR 6202 EXISTING MECHANICAL SYSTEMS

6202.1 Additions, Alterations or Repairs. *Additions, alterations, repairs or replacement shall be made to existing mechanical systems in accordance with the requirements of the applicable CMR (note that 248 CMR, 527 CMR and other*

Massachusetts Specialized Codes are enforced by other than building officials) except that in the absence of other CMR regulatory control, in an existing one- or two-family detached home, any new mechanical system shall conform to 780 CMR 51.00 through 99.00 for new construction to the fullest extent practical. However, individual components of an existing mechanical system may be repaired or replaced without requiring that system to comply with 780 CMR 51.00 through 99.00 for new construction, provided such component repair or replacement shall not cause an existing system to become unsafe, unsanitary or overloaded. Minor additions, alterations or repairs to existing mechanical systems shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system; is not hazardous, and is approved.

6202.2 Existing installations. Except as otherwise provided for in 780 CMR 51.00 through 99.00, a provision in 780 CMR 51.00 through 99.00 shall not require the removal, alteration or abandonment of, nor prevent the continued utilization and maintenance of, an existing mechanical system lawfully in existence at the time of the adoption of 780 CMR 51.00 through 99.00.

Exception: Where the removal, alteration or abandonment of mechanical systems that are permanently installed and utilized to provide control of environmental conditions within buildings are controlled by 248 CMR, 527 CMR or other Massachusetts Specialized Codes, such Specialized Codes’ requirements, as applicable, shall govern.

6202.3 Maintenance. Mechanical systems, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe and sanitary condition. Devices or safeguards that are required by 780 CMR 51.00 through 99.00 *or the Massachusetts Specialized Codes* shall be maintained in compliance with the code edition under which installed. The owner or the owner’s designated agent shall be responsible for maintenance of the mechanical systems. To determine compliance with this provision, the building official shall have the authority to require a mechanical system, falling under the jurisdiction of 780 CMR 51.00 through 99.00 to be reinspected *for compliance with requirements of 780 CMR 51.00 through 99.00 and where mechanical systems otherwise fall under the jurisdiction of the Massachusetts Specialized Codes, the building*

*official may request, of other applicable regulatory
authorities, reinspection of such Massachusetts
Specialized Codes mechanical systems.*