

APPENDIX F – PASSIVE RADON GAS CONTROLS – AMENDMENTS

The ninth edition building code became first effective on October 20, 2017 and, with a shortened concurrency period, the new code came into full force and effect on **January 1, 2018**.

The new, ninth edition code is based on modified versions of the following **2015 International Codes as published by the International Code Council (ICC)**.

- **The International Building Code (IBC);**
- **International Residential Code (IRC);**
- **International Existing Building Code (IEBC);**
- **International Mechanical Code (IMC);**
- **International Energy Conservation Code (IECC);**
- **International Swimming Pool and Spa Code (ISPSC);**
- **Portions of the International Fire Code (IFC).**

Massachusetts amends these code fairly significantly to accommodate for unique issues in the commonwealth. This package of amendments revises the IRC only. Please see base code amendments for changes to other listed codes that comprise the ninth edition.

Please remember that the Massachusetts amendments posted on-line are ***unofficial versions*** and are meant for convenience only. Official versions of the Massachusetts amendments may be purchased from the State House Bookstore @ [Shop the Bookstore](#) and any of the I-Codes may be purchased from the International Code Council (ICC) @ [iccsafe.org](#).

Additionally, the ICC publishes transition documents that identify changes from the 2009 to the 2015 I-Codes for those who may have interest.

- [**International Building Code \(IBC\) Transition**](#)
- [**International Residential Code \(IRC\) Transition**](#).

Note: The residential code is part of the overall building code, which is referred to as 780 CMR. It is considered to be Chapter 51 in the overall code, which is why you will see reference to 780 CMR Chapter 51 in the amendments. The residential code is applicable to detached one- and two-family dwellings, multiple-family dwellings (townhouses) not more than three stories in height above the grade plane and/or their accessory structures not more than three stories in height above grade. See the base code for other building types.

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Appendix F: PASSIVE RADON GAS CONTROLS (Adopted as revised)

AF101.1 Revise the section as follows:

AF101.1 General. This appendix contains minimum requirements for new construction in the high radon potential counties as listed in Table AF101(1) regardless of the radon levels at the site. These requirements are intended to provide a passive means of resisting radon gas entry and prepare the dwelling for post-construction radon mitigation, if necessary. *See* Figure AF102. Active construction techniques, rather than passive techniques, shall be permitted to be used where approved.

Alternatively, the passive system requirements of ANSI/AARST Standard Designation #CCAH: *Reducing Radon in New Construction of One & Two Family Dwellings and Townhouses*, 2013 may be used for new construction in Zone 1, or approved equal system.

Irrespective of which approach is used, no testing is required as follows:

1. for the radon levels at the site prior to construction;
2. for the radon control system when completed; or
3. in the building after completion of the project.

Therefore, such testing shall not be a condition of issuing a certificate of occupancy.

AF102.1 Revise the definition of "GAS-PERMEABLE LAYER" as follows:

GAS-PERMEABLE LAYER. A gas-permeable layer shall consist of one of the following:

1. A uniform layer of clean aggregate that is not less than four inches (102 mm) thick. The aggregate shall consist of material that will pass through a two inch (51 mm) sieve and be retained by a ¼-inch (6.4-mm) sieve.
2. A uniform layer of sand (native or fill) that is not less than four inches (102 mm) thick and that is overlain by a soil gas collection mat or soil gas matting installed in accordance with the manufacturer's instructions. The soil gas mat or matting shall be designed for this purpose and condition, and have the capacity to freely transport soil gases to the collection point from the most remote area.

AF103.2.2 Revise the subsection as follows:

AF103.2.2 Sumps. Sumps open to soil or serving as the termination point for subslab drain tile loops shall be covered with a gasketed or sealed lid. Sumps used as the suction point in a sub slab depressurization system shall have a lid designed to accommodate the vent pipe. Sumps used as a floor drain shall have a lid equipped with a trapped inlet. Drainage systems that lead outside the foundation walls shall be isolated or trapped so as not to short-circuit the depressurization system.

AF103.3.1 Revise the subsection as follows:

AF103.3.1 Soil-gas-retarder. The soil in basements and enclosed crawl spaces shall be covered with a soil-gas-retarder. The soil-gas-retarder shall be lapped not less than 12 inches (305 mm) at joints and shall extend to foundation walls enclosing the basement or crawl space. The soil gas-retarder shall fit closely around any pipe, wire or other penetrations of the material. Punctures or tears in the material shall be sealed or covered with additional sheeting. The membrane shall extend upward six inches and shall be sealed to the perimeter footing or wall with an ASTM C290 class 25 or higher sealant or equal.

AF103.3.2 Revise the subsection as follows:

AF103.3.2 "T" Fitting and Vent Pipe. A "T" fitting shall be inserted beneath the soil-gas-retarder and be connected to a three-inch minimum vertical vent pipe. The vent pipe shall extend through the conditioned space of the dwelling and terminate not less than 12 inches (305 mm) above the roof in a location not less than ten feet (3,048 mm) away from any window or other opening into the conditioned spaces of the building that is less than two feet (610 mm) below the exhaust point. The horizontal legs of the "T" fitting shall connect to two five-foot long pieces of four-inch diameter perforated pipe laid horizontally in a 50 in² bed of gravel, filled with the same gravel as used in the gas-permeable layer.

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AF103.4.2 Revise the subsection as follows:

AF103.4.2 Soil-gas-retarder. A soil-gas-retarder shall be placed on top of the gas-permeable layer prior to casting the slab or placing the floor assembly. The soil-gas retarder shall cover the entire floor area with separate sections lapped not less than 12 inches (305 mm) and shall extend upward six inches and be sealed to the wall with an ASTM C290 class 25 or higher sealant or equal. The soil-gas-retarder shall fit closely around any pipe, wire, or other penetrations of the material. Punctures or tears in the material shall be sealed or covered. Under-slab insulation, if used, shall be placed on top of the sheeting.

AF103.4.3 Revise the subsection as follows:

AF103.4.3 "T" Fitting and Vent Pipe. Before a slab is cast or other floor system is installed, a "T" fitting shall be inserted below the slab or other floor system and the soil-gas-retarder. The "T" fitting shall be connected to a three-inch minimum vertical vent pipe. The vent pipe shall extend through the conditioned space of the dwelling and terminate not less than 12 inches (305 mm) above the roof in a location not less than ten feet (3,048 mm) away from any window or other opening into the conditioned spaces of the building that is less than two feet (610 mm) below the exhaust point. The horizontal legs of the "T" fitting shall connect to two five-foot long pieces of four-inch diameter perforated pipe laid horizontally in a 50 in² bed of gravel, filled with the same gravel as used in the gas-permeable layer.

Appendix G: PIPING STANDARDS FOR VARIOUS APPLICATIONS (Reserved)

Appendix H: PATIO COVERS (Adopted in full)

Appendix I: PRIVATE SEWAGE DISPOSAL (Adopted as amended)

AI101.1 Revise the section as follows:

AI101.1 Scope. Private sewage disposal systems shall conform to the requirements of 310 CMR 15.000: *The State Environmental Code, Title 5: Standard Requirements for the Siting, Construction, Inspection, Upgrade and Expansion of On-site Sewage Treatment and Disposal Systems and for the Transport and Disposal of Septage*, and any additional legal restrictions imposed by the municipal health department.

Appendix J: EXISTING BUILDINGS AND STRUCTURES (Adopted as amended)

AJ101.1 Revise the section as follows:

AJ101.1 General. The purpose of *Appendix J* is to encourage the continued use or reuse of legally existing buildings and structures. The provisions of *Appendix J* are intended to permit work in existing buildings that is consistent with the purpose of 780 CMR 51.00. Compliance with these provisions shall be deemed to meet the requirements of 780 CMR 51.00.

Features of existing construction which do not meet the requirements of 780 CMR 51.00 for new construction shall be presumed to have met the regulations, codes or laws in effect at the time of construction or alteration and, if so, shall be deemed to be existing nonconforming. Unless stated otherwise, nothing in *Appendix J* shall require the upgrading or replacement of any existing nonconforming feature or component of an existing building, provided the feature, component or system is in serviceable condition. Components or features of an existing building which, in the opinion of the building official, are dangerous, unsafe, damaged, significantly deteriorated or which otherwise present a threat to occupants or to public safety shall be remediated in accordance with 780 CMR 51.00.

Any new building system or portion thereof shall conform to 780 CMR 51.00 for new construction to the fullest extent practicable. However, individual components of an existing building system may be repaired or replaced without requiring that system to comply fully with 780 CMR 51.00 unless specifically required by *Appendix J*.

For compliance of work governed by other codes, including the specialized codes, see section R101.4.