

# 8<sup>th</sup> Edition One- and Two-Family Dwelling Code: What's New?

Presented by:

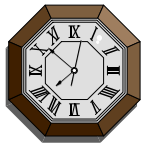
Mike Guigli — DPS, Technical Director

[mike.guigli@state.ma.us](mailto:mike.guigli@state.ma.us)

617-826- 5215



# Housekeeping Items



**Class Times**



**Breaks/Lunch**



**Cell Phones**



**Restrooms**



**Emergency Exits**



**Smoking Policy**



# 8<sup>th</sup> Edition One- and Two-Family Dwelling Code

- This presentation will:
  - be given to building officials, builders, and designers
  - familiarize users with the new 8<sup>th</sup> edition format
  - highlight some of the 'Massachusetts' changes in the 8<sup>th</sup> vs. the 7<sup>th</sup>
  - highlight only some of the changes in the IRC 2009 vs. the IRC 2003
  - be found at the DPS website, [www.mass.gov/dps](http://www.mass.gov/dps)

Disclaimer: The information provided may have inaccuracies and cannot encompass all of the changes between the two editions of the building code.



# 8<sup>th</sup> Edition Status

- One- and Two-Family Dwelling Code
  - Sole code in effect (7<sup>th</sup> edition has been replaced)
- Base Code
  - Sole code in effect. (7<sup>th</sup> edition has been replaced)
  - Advisory Committees to highlight MA amendments that add cost



# Building Requirements; Hierarchy

- M.G.L. (the MA Legislature)
- Building Code (the BBRs\*)
- Official Interpretations (the BBRs)
- Frequently Asked Questions or FAQs (Staff)

\* BBRs = the Board of Building Regulations and Standards



# Other Status

- Sheet Metal Regulation
  - License and permits now required
  - Code is currently based on *International Mechanical Code (IMC) 2009*
    - Code will be based on Uniform Mechanical Code. Needs to go to Public Hearing first.
  - Building Official Training and Dialogue Sessions have been completed.



## Other Status

- Sheet Metal Regulation (cont.)

Questions can addressed to:

Peter B. Kelly

Associate Executive Director

Board Of Sheet Metal

617-727-3022

[peter.b.kelly@state.ma.us](mailto:peter.b.kelly@state.ma.us)

Sheet Metal Regulation can be found at

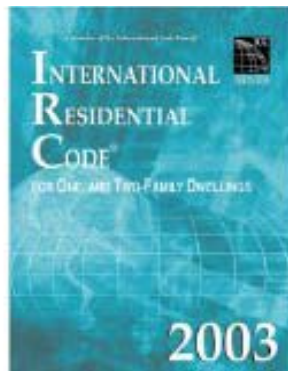
[www.mass.gov/dpl](http://www.mass.gov/dpl)



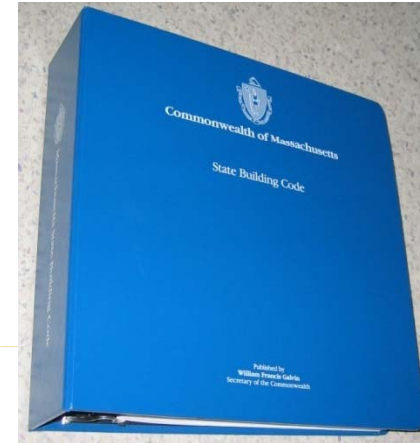




# The 7<sup>th</sup> Edition

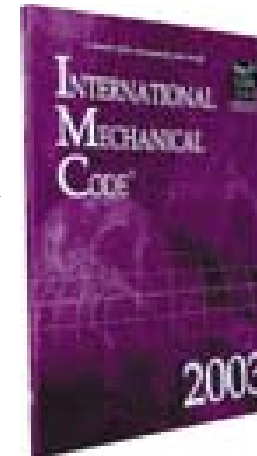


+ *Embedded*  
MA  
amendments =

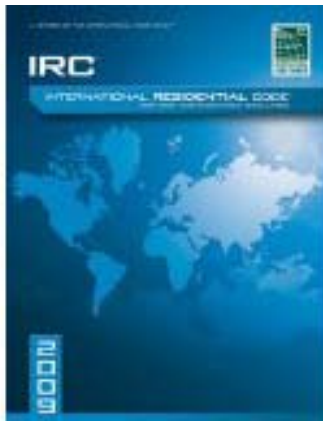


Note: The code also references other MA codes (plumbing, electrical, etc.) and I-codes\* which cover mechanical and energy requirements.

\*Can be purchased at [www.iccsafe.org](http://www.iccsafe.org)



# The 8<sup>th</sup> Edition



+

**Separate  
MA  
Amendments**

(Sold at the  
bookstore.)



Note: The code also references other MA codes (plumbing, electrical, etc.) and I-codes\* which cover mechanical and energy requirements.

\*Can be purchased at [www.iccsafe.org](http://www.iccsafe.org)



# IRC 2003 vs. IRC 2009

- Same Chapter Names but More Content (see page count below)

CHAPTER	IRC-03	IRC-09
CHAPTER 4 FOUNDATIONS	24	40
CHAPTER 5 FLOORS	26	34
CHAPTER 6 WALL CONSTRUCTION	90	212
CHAPTER 8 ROOF-CEILING CONSTRUCTION	38	60
CHAPTER 9 ROOF ASSEMBLIES	10	11



# Why Amend the IRC 2009?

- Law (M. G. L.) may exist which trump the code.
- Bring forward traditional local building practices.
- Address life safety vs. cost issues, such as:
  - Sprinklers.
  - Hurricane Resistant Construction.
  - Tread and Riser Dimensions
  - Etc.
- Avoid conflict with other CMRs (plumbing, electrical, etc.)



# Using the 8<sup>th</sup> Edition

Example: How do I find out the requirements of tread dimensions for circular stairs?

- Go to the IRC 2009 index...look up say 'STAIRWAYS' which sends you to Section R311.7
- Search the MA amendments...and yes!, an amendment is found for Section R311.7.4.2 (Tread Depth) which reads:

R311.7.4.2 Replace the second paragraph as follows:

Winder treads shall have a minimum tread depth equal to the tread depth of the straight run portion of the stairs measured as above at a point 12 inches from the side where the treads are narrower. Winder treads shall have a minimum tread depth of three inches at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch walk line shall not exceed the smallest by more than 3/8 inch.




# DPS Website: [www.mass.gov/dps](http://www.mass.gov/dps)

[Mail](#) [Photos](#) [Calendar](#) [MSN](#) [Share](#)


The Official Website of the Executive Office of Public Safety and Security (EOPSS)

## Public Safety

[EOPSS Home](#) [Mass.Gov](#) [State Agencies](#) [State Online Services](#)



### PROGRAMS & SERVICES



[Thomas G. Gatzunis  
Commissioner - Welcome  
Message](#)

[Architectural Access Board](#)

[Amusements](#)

[Construction Supervisor  
License](#)

[Elevators](#)

[Building Code / BBRS](#)

[Engineering Division](#)

[Trenches](#)

[Licensing Information](#)

Home > Public Safety Agencies >

## Massachusetts Department of Public Safety

---

### DPS Incident Hotline

Please be advised that the Department of Public Safety (DPS) has instituted a new protocol for the reporting of incidents that require the immediate attention of the DPS. If there is an Emergency involving a DPS regulated activity please contact the Massachusetts Emergency Management Agency at (508) 820-1444 to report DPS related incident. This number should be used for all DPS related events, including but not limited to the following: Incident involving:

1. Building collapse/failure
2. Elevators/escalators
3. Boiler or air tank failure/explosion
4. Amusement or tramway incidents
5. Horse carriage incidents
6. Incidents involving hoisting and excavating equipment.

For all Non-Emergency calls please dial 617-727-3200

[DPS License Lookup](#)

### SEARCH

Public Safety

### NEWS & UPDATES

[Vinyl Siding Advisory](#) [PDF](#)


[News Release - Flood  
Clean up](#) [Word](#)

[OFFICIAL  
INTERPRETATION 780  
CMR 1-2010- -120.AA](#)

[FEMA Drying Out Your  
Home](#) [PDF](#)

[Board of Building  
Regulations and  
Standards \(BBRS\) News](#)

[More...](#)

 [Subscribe](#) | [Learn more](#)





# Public Safety

EOPSS Home Mass.Gov State Agencies State Online Services



Home > Public Safety Agencies > Massachusetts Department of Public Safety >

## Building Code/BBRS

The Board of Building Regulations and Standard (BBRS) welcomes you to the Massachusetts building code webpage.

Scroll down on this page for the building code, For information on the stretch energy code click this link: [Stretch Energy Code](#) . For more information on the BBRS and bu related information and programs click this link: [BBRS](#)

### SEARCH

Public Safety

Search

## Building Code

The 8th edition of the building code uses the International Building Code published by the International Code Council (ICC) with separate amendments published by Massachusetts.

To purchase code book contact ICC at [www.iccsafe.org](http://www.iccsafe.org) or a major book vendor. The following link on the ICC website provides electronic versions of the International Codes in a read-only format: [ICC Codes](#) To purchase Massachusetts amendments contact the State Bookstore (617-727-2834). Please note electronic versions of the building code are not official.

**Using the 8th Edition:** To find the latest requirement in the base volume:

1. Find the topic in the International Building Code (IBC) 2009.
2. Check the link below entitled '8th Edition Base Volume - (August 2010) Massachusetts Amendments' for that topic.
3. Check under 'Amendments since August 2010' below for any recent changes

For example, after (first) looking in the IBC for high-rise elevator requirements in chapter 4, section 403.6 and (second) checking the 8th Edition Base Volume (August 2010) Massachusetts Amendments version listed below to find that it has been amended, you'll notice (third) that it has been further amended recently under "Amendments since August 2010", listed below, for section 403.6.1.

### 8th Edition Base Volume

- [8th Edition Base Volume - \(August 2010\) Massachusetts Amendments](#)

Link to I-Codes

MA Amendments to the IRC 2009 (this training will be posted here, too!)



# One- and Two-Family Dwelling Code

8<sup>th</sup> vs. 7<sup>th</sup>

---

In general...if you know the 7<sup>th</sup> then  
you know the 8<sup>th</sup>.

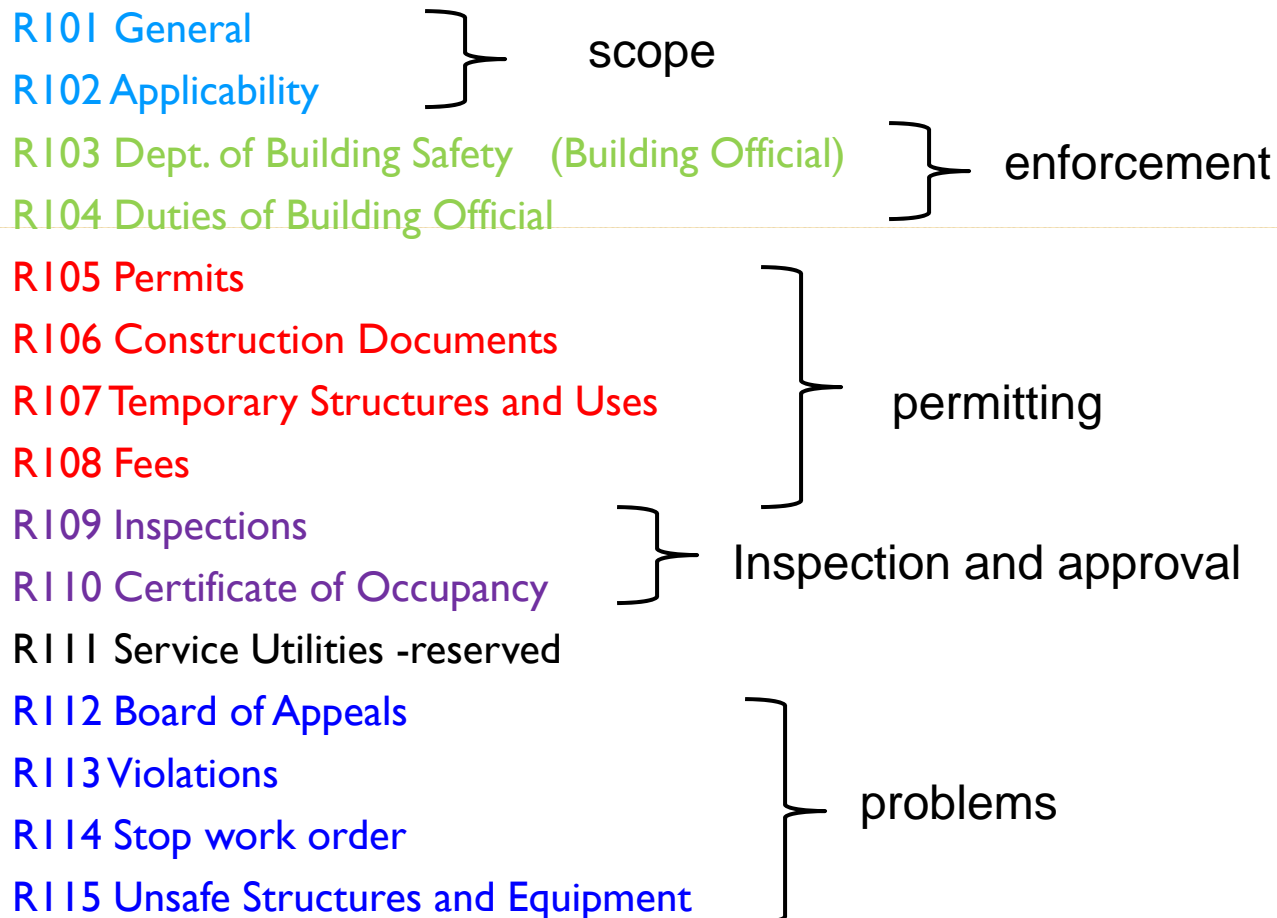
Some Chapter Differences and  
Highlights...





# Chapter I: Administration

- IRC Sections Flow with Project:



# Chapter I: Administration

## Referenced Codes (R102.4.1 )

- **Specialized codes** (M.G.L. c. 143, § 96): used in MA instead of or in conjunction with I-codes (IFC, IMC, IPC etc.).

- **Inspection** of work under Specialized Codes by “**individuals authorized by specialized codes**”.

- Specialized code **work impacting building features** subject to inspection by the *building official*.

- **Access** enforced by the *building official*. See M.G.L. c. 22, § 13A.

- **Sheet Metal** Regulations enforced by the *building official*. See M.G.L. c. 13, § 102.

- **Fire Prevention (101.4.5)**: Reference to the IFC or IMC for fire prevention issues shall be considered reference to 527 CMR. If 527 CMR does not address, then IFC or IMC shall apply. If a conflict regarding fire prevention requirements exists between 527 CMR and 780 CMR the more stringent standard shall apply.

- **Building code requirements in the IFC and IMC** are made a part of 780 CMR and are enforceable by the *building official*.

- **Oil fired appliances** governed by 527 CMR 4.00.

### Specialized Codes

(MGL 143 § 96)

Plumbing	248 CMR
Electrical	527CMR12
Access	521 CMR
Fire Safety Code	?
Fire Prevention	527 CMR
Elevator	524 CMR
Sheet Metal	271 CMR



# Chapter I: Administration

- **R103 Department of Building Safety.** 7<sup>th</sup> language replaced with MGL reference.
- **R104.4.1 Coordination of Inspections.** *'...it shall be the duty of the enforcement officials involved to coordinate their inspections and administrative orders as fully as practicable...'* This was in the 7<sup>th</sup> also.
- **R104.10.2 Matters not provided for.** This language is in the 8<sup>th</sup> and 7<sup>th</sup>.
- **R105.2 Work exempt from permit.** Now includes:
  - Accessory structure but not garages up to 200 sq ft. (was 120 sq ft in 7<sup>th</sup>)
  - Prefabricated swimming pools that are less than 24 inches deep. (not in 7<sup>th</sup>)
  - Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support. (in 7<sup>th</sup> but different language)
  - Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4. (not in 7<sup>th</sup>)
  - Greenhouses with plastic film exemption is not in the 8<sup>th</sup> but was in the 7<sup>th</sup> (Although the 8<sup>th</sup> does not specifically list the exemption the Acts of 1983 c. 671 still cites it.)
- **R105.3 Application for a permit.** Care facilities addressed.
- **R105.3.1.2 Other Requirements.** Lists 8 other topics (Zoning, Debris Removal, etc.) that may need to be addressed on the permit application.
- **R105.8.1 Workmanship.** In 7<sup>th</sup> (not in IRC)
- **R106 Construction Documents.** Language is different than the 7<sup>th</sup> but the intent is the same. Electronic seals allowed, see DPL website: [www.mass.gov/dpl](http://www.mass.gov/dpl)



# Chapter 1: Administration

- **R105.9 Preliminary Inspection.** '... before issuing a permit the building official is authorized to examine or cause to be examined buildings, structures, and sites for which an application has been filed' (not in 7<sup>th</sup>)
- **R106.1.2 Manufacturer's installation instructions.** Should be on site at time of inspection. (also may be a good idea to submit with permit application.)
- **R106.3.4 Fire Department Review.** Fire protection construction documents need this review...review timeline is explicit.
- **R108.3 Building Permit Valuations.** Building official can deny the permit based on an underestimated project cost.
- **R110.3 Certificate issued.** Building official has sole authority to issue a Certificate of Occupancy.
- **R111 Service Utilities.** This section is deleted.
- **R112 Board of Appeals.** Simply refers to the M.G.L. that governs this process.
- **Construction in Flood Prone Regions.** Generally the IRC 2009 language is followed in this chapter and Chapter 3, but amended to bring forward 7<sup>th</sup> edition requirements for coastal dunes, etc. (also consistent with Appendix G)



# Chapter 2: Definitions

- IRC definitions, some of which don't exist in the 7<sup>th</sup>, were reviewed and retained.
- Some of the unique MA definitions added:
  - **Basic Wind Speed:** Pulls table from the 7<sup>th</sup>
  - **Building Official:** as per MGL
  - **Coastal Wetland Resource Area**
  - **Design Flood:** as per DEP
  - **Design Flood Elevation:**
  - **Jurisdiction:** BBRS
  - **Ordinance:** means same as bylaw
  - **Registered Design Professional, RDP:** applies to MA PE's and registered architects.
  - **Repairs, Ordinary**
  - **Specialized Codes:** Just those listed in MGL 143 § 96
  - **Wind Borne Debris Region:** Pulls definition from 7<sup>th</sup>



# Chapter 3: Design Criteria

- **R301.1 Application.** A note is added that indicates seismic requirements in the code apply to townhouses three stories or less and does not apply to one- and two-family dwellings.
- **R301.1.1 Alternative Provisions.** A fourth alternative, is added to the list of three in the IRC, which allows the use of the *AF&PA Prescriptive Residential Wood Deck Construction Guide (DCA6-09)*
- **R301.2.1.1 Design Criteria.** The *AF&PA Guide to Wood Construction in High Wind Areas for One- and Two- Family Dwellings, 110 mph, Exposure B* and the MA checklist is in 8<sup>th</sup> as it was in the 7<sup>th</sup>.
- **R301.2.1.2 Protection of Openings.** This section covers glazing protection in wind borne debris regions. A MA amendment was added to allow a registered design professional to define the construction requirements of doors and windows to meet this requirement. This amendment was added primarily to address the needs of millwork shops with low production volume.
- **R301.2.1.5 Topographic Wind Effects.** This section does not apply via Table R301.2(1) which indicates 'no'. This section was not found in the 7<sup>th</sup>.
- **R302.5 Dwelling/garage opening/penetration protection.** Like the 7<sup>th</sup> the 8<sup>th</sup> does not allow a door directly into a sleeping room. Any door to the dwelling unit must be solid, or have a 20 min fire rating. Other penetrations must be sealed to resist the free passage of flame or products of combustion (R302.11). Other difference is the 7<sup>th</sup> required a raised sill.
- **R302.6 Dwelling/garage fire separation.** The 8<sup>th</sup> is less stringent than the 7<sup>th</sup>, since ½ in. gyp board is allowed on the wall between the garage and attic or residence (7<sup>th</sup> required 5/8 in. Type X) Please see Table R302.6 for other material requirements for Dwelling/Garage Separation.
- **R303.3 Bathrooms.** 8<sup>th</sup> like the 7<sup>th</sup> requires mechanical ventilation even if the bath has a window. Also please note that the plumbing code (248 CMR, Basic principle 15 from section 10.02) requires mechanical ventilation in any new or renovated bath.





# Chapter 3: Design Criteria (cont.)

- **R303.7.1 Sunroom additions.** The open or screened area of sunroom additions is reduced from 65% (7<sup>th</sup>) to 40% (8<sup>th</sup>).
- **R304.1 Minimum area.** The area is reduced from 150 sq ft to 120 sq ft in the 8<sup>th</sup>.
- **R305.1.1 Ceiling Height.** Ceiling height of habitable basements of 6' 8" is retained.
- **R310 Emergency Escape and Rescue Openings.** All new basements require one opening. New exception for basements under 200 sq ft used only to house mechanical equipment. Double hung windows of 3.3 sq ft are still allowed, along with dimensions of 20 x 24 in either direction. Also the IRC 2009 allows the window to be located under a deck in certain cases.
- **R311 Means of Egress.** The 8<sup>th</sup> like the 7<sup>th</sup> requires two exit doors and the door geometry requirements are pretty much the same. Basically to get a 32 in. wide clear opening a 36 in. wide door slab is required.
- **R311.2 Egress Door.** There has been some confusion with the 7<sup>th</sup> regarding egress from dwellings with exits on different levels. The language in the 8<sup>th</sup> hopefully clarifies this: *In multi-level dwellings, including but not limited to townhouses, and raised ranch style layouts, the two separate egress doors are permitted to be on different levels.*
- **R311.2.1 Interior Doors.** The IRC does not control the size of interior doors, however the 8<sup>th</sup> carries forward the 7<sup>th</sup> edition language.
- **R311.7 Stairways.** Tread depth and riser height are 9 in and 8 1/4 in., respectively. (IRC is 10 and 7 3/4) This is the same as the 7<sup>th</sup> along with the tread dimensions on winders.
- **R311.7.7 Handrails** ...shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
- **Snow Loads and Wind Speeds.** Same table as the 7<sup>th</sup>.



# Chapter 3: Fire Protection

- **R313.1.1 Design and Installation.** This section in the 8<sup>th</sup> covers the requirements for sprinklers in townhouses; those over 12,000 sq ft shall be 13 systems while those under 12,000 sq ft shall be 13R and three units limited to three stories above grade plane can meet 13D. The section also includes language on how area is calculated.
- **R313.2 One- and Two-Family Dwellings automatic fire sprinkler systems.** Language is essentially the same as the 7<sup>th</sup> with a 14,400 sq ft trigger. Area calculation language is clarified.
  - **Note:** A proposed amendment for local option sprinklers (Stretch Sprinkler Code) will be aired at a TBD Public Hearing.
- **R314 Smoke Alarms.** Similar to language from the 7<sup>th</sup>. Only photo or combo photo/ion are allowed. Heat detector requirements, which are carried from the 7<sup>th</sup>, are found here also.
- **R315 Carbon Monoxide Alarms.** Similar to language from the 7<sup>th</sup>. The IRC 2003 did not have a section on these. The IRC 2009 does. For new construction interconnected CO alarms are required. CO alarms requirements for existing buildings are also found here.





# Chapter 4 & 5: Foundations & Floors

- **R401.3 Drainage.** Language from the 7<sup>th</sup> pulled forward. *...grading shall not direct nor create flooding or damage to adjacent property during or after completion of construction.*
- **R403.1.6 Foundation Anchorage.** Anchor bolts are to be 'A307 or other applicable steel'
- **R403.3(1) Shallow Foundations.** No amendments were made to this section, which allows a dwelling to be built on a shallow foundation, not necessarily below the frost line. But per the requirements of this section the building must maintain a monthly mean temp of at least 64F.
- **R502.2.2 Decks.** The design of cantilevered decks must assume no live load on the interior span, which is language similar to the 7<sup>th</sup>.
- **R502.3 Allowable Joist Spans.** Amendment allows use of the span calculator.
- **R506.1.1 Control Joints.** Amendment carries forward 7<sup>th</sup> language on prescriptive requirements for when control joints can be eliminated.



# Chapters 6, 7, and 8: Few Changes

- **R602.10 Wall Bracing.** A second exception was added *'unconditioned single story rooms, of areas less than 600 sq. ft. where the main dwelling is connected to the room via an exterior door or slider and no other openings between the main dwelling and room exist (i.e. thermally isolated)...*this amendments was inserted to address three season porches that were constructed under the 7<sup>th</sup> that many considered to be overbuilt at a high cost.
- **R612 Exterior Windows and Doors.** For all windows more than 6 ft. above grade the sills shall be more than 24 in. above the floor. If not other requirements apply.
- **R702.3.5.1 Ceiling Attachment.** Amendment does not allow gyp board attachment to ceilings with adhesive only.
- **R802.4/5 Allowable Ceiling Joist/Rafter Spans.** Amendment allows use of the AF&PA Span Calculator.



# Chapter 11: Energy Efficiency

- M.G.L. requires compliance to *International Energy Conservation Code (IECC) 2009*.
- MA amendments make this chapter 'equivalent' to IECC 2009 so purchase of this book is not necessarily required.
- Other IECC sections of note:
  - **101.4.3** Storm windows installed of existing windows OK (Exception 1), Reroofing may require addition of insulation (Exceptions 4 and 5), etc.
  - **402.4.3** Wood-burning fireplaces shall have gasketed doors and outdoor combustion air.
  - **403.2.2** New HVAC ducts shall be leak tested.
- Several amendments that make MA unique:
  - specific reference to Rescheck software
  - the HERS (Energy Star) compliance path
  - the Passive House compliance path



# Appendix J: Existing Buildings

- **AJ101.1 General.** A paragraph is added that ‘...features of existing construction which do not meet the requirements of this code 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...’ However there is also an exception and note:
  - **Exception:** Existing components or features of an existing building which, in the opinion of the building official, are dangerous, unsafe, unserviceable or demonstrate damage or significant deterioration or which otherwise present a threat to the occupants or to the public safety shall be remediated in accordance with the applicable sections of this code.
  - **Note 1.** Any new building system or portion thereof shall conform to 780 CMR 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 the code for new construction unless specifically required by this appendix
- **AJ102.3 Smoke detectors.** This section is replaced with MA requirements for smoke, heat, and carbon monoxide detection and alarm systems, which are similar to the 7<sup>th</sup>. (Note: there is an apparent conflict between this section and R314.3.1\*....BBRS intent is AJ102.3 supersedes R314.3.1)

\* **R314.3.1 Alterations, repairs and additions.** When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.



# Appendix J: Existing Buildings (cont.)

- **AJ102.11 Latent Conditions.** This section was added that addresses ‘... *latent conditions that are observed...to be dangerous or unsafe, or when a component or system is determined to be unserviceable, said conditions shall be corrected in accordance with applicable provisions of this code. ..permit needs to be pulled...*’ There is an exception:
  - **‘Exception:** *If the public safety so warrants, ...corrective actions are permitted...providing that the building official is notified in writing within 24 hours of actions taken pursuant to this exception. ...Such corrective work shall not be concealed until the building official has inspected and approved the work’.*
- **AJ102.12 Existing Non Conforming Means of Egress.** ‘The following conditions, when observed by the building official...shall be cited in writing as a violation. Said citation shall order the abatement of the non conformance and shall include such a time element...
  - *Less than the number of means of egress serving every space and/or story, required by this code.*
  - *Any required means of egress component which is not of sufficient width to comply with the code for new construction, or is not so arranged as to provide safe and adequate means of egress.’*
- **AJ102.13 Hazardous Means of Egress.** ‘In any existing building or structure ...in which the exits are deemed hazardous or dangerous to life and limb, the building official shall declare such building dangerous and unsafe in accordance with the provisions of this code.



# Appendix J: Existing Buildings (cont.)

- **AJ401.2.1 Emergency Egress Windows.** *‘...all emergency escape windows from sleeping rooms shall have a net clear opening of 3.3 square feet ...the minimum net clear opening shall be 20 inches by 24 inches in either direction except that windows in sleeping rooms of existing dwellings may be replaced without conforming to these dimensional requirements, provided that the windows do not significantly reduce the existing opening size.’*
- **AJ501.4 and AJ601.4 Structural.** These sections were amended with a last sentence *‘...Where alterations/reconstruction may decrease the structural performance of the existing building, such proposed activities shall be evaluated by a registered design professional for adequacy, prior to such actual structural alterations.’*
- **AJ701 HISTORIC BUILDINGS.** For Historic buildings requirements of One- and Two-Family Dwellings see 780 CMR 34 (the IEBC 2009 with MA amendments).
- **Other:** Energy requirements for existing buildings are found in Chapter I of the IECC 2009.



# Chapter 115 AA: Stretch Energy Code

- The Stretch Energy Code is the first locally adoptable set of 780 CMR regulations that the BBRS has ever promulgated (60+ communities have adopted it).
- This code can be found at the link to the 8<sup>th</sup> edition Base Code at [www.mass.gov/dps](http://www.mass.gov/dps)
- This Energy Code affects:
  - low rise residential buildings (both new construction and existing buildings when undergoing renovation), and
  - new construction “commercial” buildings of certain sizes (but does not impact existing “commercial” buildings undergoing renovation)





# Chapter 110

	7 <sup>th</sup> Edition Title Chapter 110	8 <sup>th</sup> Edition Title Chapter 110
R1	Concrete Testing Laboratories	Concrete Testing Laboratories
R2	Class A Field Concrete Technicians	Concrete Field Testing Technicians
R3	Manufactured Buildings Program	Manufactured Buildings Program
R4	Native Lumber Producers	Native Lumber Producers
R5	Construction Supervisor Licensing	Construction Supervisor Licensing
R6	Home Improvement Contractors	Home Improvement Contractors
R7	Building Official Certification	Building Official Certification

Essentially the same titles and numbering...





# 8<sup>th</sup> Edition Special Regs 1 to 7

- R1: Concrete Test Labs...only cleaned up
- R2: Concrete Test Techs...only cleaned up
- R3: Manuf. Buildings...no change; yet
- R4: Native Lumber\*...only cleaned up
- R5: Construction Supervisor Licensing
  - Cleaned up
  - Continuing Education incorporated (per M.G.L.)
  - And...



\*For information about the Native Lumber Program contact:  
Ms. Bonnie Davis, Program Coordinator  
Department of Public Safety  
PO Box 779  
Tewksbury, MA 01876-0779

Phone: 978-851-9813 or 978-851-9857  
Fax: 978-858-0869  
E-Mail: [bonnie.davis@state.ma.us](mailto:bonnie.davis@state.ma.us)

# 8<sup>th</sup> edition Regulation 5 (CSLs)

A new table with 'CSL descriptions' replaces many paragraphs of text.

Code	CSL Designation	Note 1	Table 110.R5.1 Construction Supervisor License (CSL) Scope of Work
none <sup>a</sup>	CSL <sup>a</sup>	a, b, c, d	Construction, reconstruction, alteration, repair, removal, or demolition
none	CSL 1&2 Family Dwellings	b	Construction, reconstruction, alteration, repair, removal, or demolition
1A	CSL Masonry <sup>b</sup>	a, b, c, d	Construction, reconstruction, alteration, repair, removal, or demolition of masonry structures that require a permit. Not applicable for construction of masonry buildings
RF	CSL Roof Covering <sup>b</sup>	a, b, c	Construction, reconstruction, alteration, repair, or removal of roof covering, including repair and replacement of 25% of sheathing and 25% of sistering roof rafters
WS	CSL Windows Doors Siding <sup>b</sup>	a, b, c	Construction, reconstruction, alteration, repair, or removal of doors, windows and siding including repair and replacement of damaged window or door framing < 4' wide and up to 25% of sheathing
SF	CSL Solid Fuel-Burning Applia	a, b, c	Installation of solid fuel burning appliances but does not allow work on any structural elements, including sheathing, with the exception of that required for the installation of either the inlet or exhaust elements
DM	CSL Demolition <sup>b</sup>	a, b, c, d	Demolition only.
IC	CSL Insulation <sup>b</sup>	a, b, c	Installation of insulation including repair and replacement of sheathing and siding necessary to access wall cavities.
a. Formerly known as the '00, Unrestricted' CSL    b. Specialty CSL			
Note 1: Building Types and Structures			
a	Buildings of any use group which contain less than 35,000 cubic feet (991 m <sup>3</sup> ) of enclosed space.		
b	One- and two-family dwellings or any accessory building thereto, irrespective of size.		
c	Building or structures for agricultural use.		
d	Retaining walls less than ten feet in height at all points along the wall as measured from the base of the footing to the top of the wall.		



# Regulation 5 (CSLs): the 'New Look'



CSL...formerly  
'unrestricted'



CSL One- and Two-  
Family... formerly 'IG'



CSL Specialty



# 8<sup>th</sup> edition Regulation 5 (CSLs)

- Changes advocated by Building Officials have been incorporated:
  - **CSL Exemptions.** ‘A construction supervisor’s license is not required for Massachusetts certified building officials, provided such certification is current and they comply with the oversight requirements of R5 generally...’
  - **Building Official Fees.** ‘The BBRS shall grant an unrestricted construction supervisor license without examination to an individual holding a current certification per the requirements of R7. An individual seeking such license shall file an application to the BBRS and pay all appropriate license fees.’
  - **Continuing Education requirements.** Building Officials are exempt from if their Certification is in good standing.



# 8<sup>th</sup> edition Regulation 5 (CSLs)

## Continuing Education requirements

- Licensed construction supervisors must acquire a certain number of continuing education hours each 2 year renewal period based upon license category as identified below.
- |                          |          |
|--------------------------|----------|
| CSL                      | 12 Hours |
| CSL (One and Two Family) | 10 Hours |
| CSL (Specialty)          | 6 Hours  |

  - Masonry
  - Roofing
  - Windows / Siding
  - Demolition
  - Solid Fuel Burning Appliances
  - Insulation



# 8<sup>th</sup> edition Regulation 5 (CSLs)

## Continuing Education requirements

- Courses, instructors and course coordinators are required to be approved by the BBRS in order to convene continuing education classes.
- A licensee will have several methods available to achieve compliance.
- A local technical college, for example, may apply for approval to act as a course coordinator, then provide varied courses presented by instructors approved by the program regulations as part of their ongoing continuing education program.
- Home builder associations may also apply for approval as a coordinator and then hire approved instructors to present material as part of their regular monthly meetings as a service to their membership.



# 8<sup>th</sup> edition Regulation 6 (HIC)

## Home Improvement Contractor Registration

- For registrations, renewals, and filing of complaints against a home improvement contractor (HIC), please contact the Office of Consumer Affairs and Business Regulation,\* which now administers this program. (Also see M.G.L. c. 142A for statutory requirements pertaining to HIC.)
  - Please note that licensing of Construction Supervisors is still administered by the Department of Public Safety.
- The requirements of what is needed, a CSL or HIC registration, or both, to perform building construction, remains unchanged with the eighth edition.

\*Office of Consumer Affairs Website:

[www.mass.gov/oca](http://www.mass.gov/oca)



# 8<sup>th</sup> edition 'TBD' Public Hearing

## Proposed Amendments

- Stretch Sprinkler Code
- Fire Protection of Floors
- Draft stopping of void spaces

## Other policies or proposals

- 6 year code cycle; skip 2012 I-codes?
  - BBRS voted to skip the 2012 cycle.

BBRS welcomes Public Comment. Submit to

[mike.guigli@state.ma.us](mailto:mike.guigli@state.ma.us)

